

COMMUNITY ASSISTANCE  
PLANNING REPORT NO. 287  
2ND EDITION

# A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2050



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**A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN  
FOR WASHINGTON COUNTY: 2050**

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## 1.1 INTRODUCTION

### **Comprehensive Planning: 2005-2009**

In 1999 the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the *Wisconsin Statutes*. The requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*), and provide a framework for the development, adoption, implementation, amendment, and update of comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county or local unit of government.

To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County, 11 local government partners, UW-Extension, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) from 2005 through 2009. As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the *Statutes* were developed for the County and each local government partner. The County’s first comprehensive plan is documented in the previous edition of this report, which was also adopted by the Town of Germantown as the Town comprehensive plan. A plan report for each of the other 10 local government partners was separately documented and adopted by the Town or Village Board.

Local government planning partners for the 2005-2009 planning effort are listed in Table 1.1, which also includes the adoption date for each comprehensive plan adopted as part of the original planning process. Plan amendments have been adopted by several local governments in the County, including the Towns of Addison, Kewaskum, Polk, and Trenton; the Villages of Germantown, Newburg, Richfield, and Slinger; and the Cities of Hartford and West Bend. The Village of Richfield adopted a 10-year comprehensive plan update in 2014 and the Village of Slinger adopted a plan update in 2017. The Village of Newburg adopted a major amendment to its plan in 2014, although the amendment is not specifically identified as the 10-year plan update required by the *Statutes*. The Towns of Polk, Trenton, and Wayne adopted 10-year updates in 2017 and the Town of Farmington adopted a 10-year update in 2018. Appendix G to Chapters 11 and 12 provides details regarding the status of other partnering community 10-year plan updates as of January 24, 2019.

**Table 1.1****Comprehensive Plan Hearing and Adoption Dates for Units of Government that Participated in the Washington County Multi-Jurisdictional Planning Process: 2005-2009**

<b>Participating Unit of Government</b>	<b>Public Hearing</b>	<b>Plan Commission Approval</b>	<b>County, Town, or Village Board Adoption</b>
Washington County	March 31, 2008	April 2, 2008 <sup>a</sup>	April 15, 2008
Town of Addison	May 21, 2009	June 4, 2009	June 18, 2009
Town of Barton	March 26, 2008	April 7, 2008	April 15, 2008
Town of Erin	June 2, 2008; June 16, 2008 <sup>b</sup>	June 2, 2008	June 16, 2008
Town of Farmington	May 12, 2009; January 19, 2010 <sup>c</sup>	April 28, 2009	January 19, 2010
Town of Germantown <sup>d</sup>	May 12, 2008	May 12, 2008	May 14, 2008
Town of Hartford	February 16, 2009	April 1, 2009	April 13, 2009
Town of Kewaskum	September 28, 2009	October 19, 2009	October 19, 2009
Town of Polk	September 1, 2009	September 1, 2009	September 8, 2009
Town of Trenton	April 21, 2009	March 10, 2009	April 21, 2009
Town of Wayne	March 17, 2009	March 17, 2009	March 18, 2009
Village of Kewaskum	November 5, 2009	November 5, 2009	November 5, 2009

Note: Washington County and the Towns of Addison, Kewaskum, Polk, and Trenton have amended their comprehensive plans since the original adoption date.

<sup>a</sup> Date plan approved by the Washington County Planning, Conservation, and Parks Committee. The Committee is now known as the Land Use and Planning Committee.

<sup>b</sup> The Town of Erin held separate public hearings before the Plan Commission and the Town Board.

<sup>c</sup> The Town of Farmington made several changes to its draft plan following the May 2009 public hearing, and held a second public hearing prior to adopting the plan.

<sup>d</sup> The Town of Germantown adopted the multi-jurisdictional plan as the Town comprehensive plan. All other local governments adopted an individual comprehensive plan.

Source: SEWRPC

The Washington County Board adopted three amendments to the County plan in 2013 and one in 2014. Amendment 2013-1 made updates to the County land use plan map to reflect the recommendations of the new County farmland preservation plan, incorporated updates to the land use plan maps in local comprehensive plans adopted through February 18, 2013, into the County land use plan map, and updated County goals, objectives, policies, and programs. Amendment 2013-2 incorporated the Washington County farmland preservation plan as Appendix T of the comprehensive plan. Amendment 2014-1 made changes related to the removal of secondary environmental corridors from the County plan. These amendments are available on the County website,<sup>1</sup> and are included in this plan update if still applicable.

The Village of Newburg, which is located in both Washington and Ozaukee Counties, cooperated in the multi-jurisdictional comprehensive planning efforts of both Counties in 2005-2009, and partnered with Ozaukee County in applying for a grant to prepare the initial Village comprehensive plan. The Village participated in the development of the initial Washington County plan by serving on the plan Advisory Committee. The Village of Newburg also served on the Advisory Committee for this plan update.

The Village of Jackson and Town of Jackson worked with UW-Extension to prepare and adopt a joint comprehensive plan in 2009. Both the Village and Town chose to participate in the County multi-jurisdictional partnership to prepare updated individual plans.

### **Comprehensive Plan Update: 2016-2019**

Section 66.1001(2)(i) of the State's comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years. Plan updates are considered plan amendments. Washington County entered into a contract with SEWRPC in mid-2016 to update the multi-jurisdictional plan adopted by the County Board in 2008, which serves as the County's comprehensive plan. The update is documented

<sup>1</sup> Available at [www.co.washington.wi.us/departments.iml?mdl=departments.mdl&ID=PLN](http://www.co.washington.wi.us/departments.iml?mdl=departments.mdl&ID=PLN).

in this report. Local governments that partnered with the County and SEWRPC as part of the original comprehensive planning effort, or worked with UW-Extension to prepare a local plan, were invited to work with SEWRPC to update their local comprehensive plan and to serve on the Advisory Committee that guided the preparation of this update. Local governments opting not to work with the County and SEWRPC to update their local comprehensive plan could either update their plan in-house or work with a private consultant to update the plan. Local governments that did not work directly with SEWRPC and the County were asked to provide updated population and employment projections and an updated land use plan map for inclusion in this updated County plan.

The following local governments participated in the update of the County plan and served on the Advisory Committee that guided the plan update:

- Town of Addison
- Town of Barton
- Town of Erin
- Town of Farmington
- Town of Germantown
- Town of Hartford
- Town of Jackson
- Town of Kewaskum
- Town of Polk
- Town of Trenton
- Town of Wayne
- Village of Jackson
- Village of Kewaskum
- Village of Newburg

## **1.2 STATUTORY REQUIREMENTS**

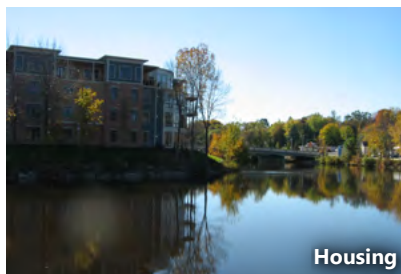
The multi-jurisdictional comprehensive plan presented in this report provides a long-range guide for Washington County officials, staff, and citizens to effectively address future development and natural resource protection in the County through the year 2050, and sets forth County planning goals, objectives, policies, and programs. The County Board and affected committees of the County Board should refer to the comprehensive plan as a matter of course in their deliberations on planning issues and give the plan due weight when making decisions on such matters, particularly with regard to the statutory requirement for consistency between the County comprehensive plan and the County shoreland and floodplain zoning ordinance and the County subdivision ordinance. In addition, the comprehensive plan is intended to increase intergovernmental cooperation and the general awareness and understanding of County and local government planning goals and objectives by residents, landowners, developers, the business community, and other private interests, and among the many units, levels, and agencies of government with land use related responsibilities within the County.

Local government comprehensive plans also provide long-range guides for local government officials and citizens to address future development and natural resource protection in their respective communities. Local plan commission members and members of local governing bodies should refer to local comprehensive plans in the course of deliberations on local planning issues, particularly with regard to the statutory requirement for consistency between the local comprehensive plan and local zoning, subdivision, and official mapping ordinances. As the County comprehensive plan is intended to increase intergovernmental cooperation, local comprehensive plans address areas of mutual concern with the County and with adjacent local governments. Local comprehensive plans also set forth local planning goals, objectives, policies, and programs.

## Nine Elements of the Comprehensive Plan

The multi-jurisdictional plan documented in this report includes the nine elements required by Section 66.1001(2) of the *Statutes*:

1. Issues and opportunities element
2. Land use element
3. Housing element
4. Transportation element
5. Utilities and community facilities element
6. Agricultural, natural, and cultural resources element
7. Economic development element
8. Intergovernmental cooperation element
9. Implementation element



### Comprehensive Plan and Ordinance Consistency

Section 66.1001(3) of the comprehensive planning law requires county and local government general zoning, shoreland zoning, land division, and official mapping ordinances to be consistent with the comprehensive plan adopted by the county or local government. An exception is the approval of conditional use permits, which are exempted from the consistency requirement by Section 66.1001(2m) of the *Statutes*. Washington County has updated the County land division and shoreland/floodplain ordinances and refined the comprehensive plan goals, objectives, policies, and programs through plan amendments to maintain consistency between the plan and County ordinances. The County has also updated its ordinances to reflect new or revised State requirements and floodplain mapping. Additional information regarding County ordinances is included in Chapter 2.

## Public Participation Plan

Section 66.1001(4) of the *Statutes* requires that the governing body of any County or local government preparing or amending a comprehensive plan adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation or amendment of a comprehensive plan. Proposed plan amendments must be widely distributed, and opportunities must be provided for written comments to be submitted by the public to the governing body. A procedure for the governing body to respond to those comments must also be identified.

A public participation plan (PPP) for plan amendments, which includes this plan update, was adopted by the County Board on January 12, 2010. The public participation plan seeks to enhance public awareness of the planning effort and its importance; educate citizens about current and past growth trends that have occurred in Washington County; and provide opportunities for citizen input. Techniques to secure public participation include news releases, newsletters, social media, information on the County website, display exhibits, a plan Advisory Committee, public open houses and other meetings to convey information and promote an exchange of ideas, and public hearings. The public participation plan is included in Appendix A.

## Plan Review and Adoption

Section 66.1001(4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by the County Board. The law further requires that at least one public hearing be held prior to adopting the plan or plan amendment. Following adoption, the *Statutes* require that the comprehensive plan or amendment be sent to all governmental units within and adjacent to the County, the Wisconsin Department of Administration, the regional planning commission (SEWRPC), and public libraries serving the County.

## 1.3 COMMITTEE REVIEW AND OVERSIGHT

The preparation of this plan update was coordinated through the Washington County Land Use and Planning Committee of the County Board. The Land Use and Planning Committee provided oversight of the County planning effort and approved an updated comprehensive plan for consideration for adoption by the full County Board.

A Multi-Jurisdictional Comprehensive Plan Advisory Committee was established by the Land Use and Planning Committee to guide preparation of this plan update. The Advisory Committee is comprised of one representative from each local government partner, two members of the County Board, interest group representatives, and one citizen member. The members of the Advisory Committee are listed on the inside front cover of this report.



**A meeting of the Multi-Jurisdictional Advisory Committee.**

A Technical Workgroup (formerly known as the Technical Advisory Committee) was formed to assist in the development of the original multi-jurisdictional comprehensive plan, and has continued to meet periodically to monitor implementation and to review amendments to the plan. The Workgroup, whose members are listed on the inside front cover of this report, is comprised of staff from several County departments. The Workgroup provided comments for consideration by the Advisory Committee and Land Use and Planning Committee during the plan update process.

## **1.4 THE PLANNING AREA**

The planning area includes all of Washington County and those portions of the City of Hartford and Village of Newburg that extend outside Washington County. Washington County encompasses a total of 278,757 acres, or about 436 square miles. About 53 acres of the Village of Newburg extend into Ozaukee County, and about 338 acres of the City of Hartford extend into Dodge County.

The Village of Kewaskum owns about 60 acres in the Town of Auburn in Fond du Lac County, which is considered part of the Village. The site is a former landfill and is leased to Wings over Wisconsin as a bird sanctuary. The site will not be developed.

The County is bordered on the north by Fond du Lac and Sheboygan Counties, on the west by Dodge County, on the south by Waukesha County, and on the east by Ozaukee County. Milwaukee County is located to the southeast.

## **1.5 REPORT FORMAT**

This planning report consists of 14 chapters. Following this introductory chapter, Chapter 2 describes existing land use-related plans and ordinances and Chapter 3 presents population and employment trends and projections. Chapters 4 through 13 present the nine required plan elements. The plan is summarized in Chapter 14. One significant departure from the report format of the first edition of the plan is the reorganization of the plan goals, objectives, policies, and programs into Chapter 12, Recommendations Element, instead of including goals, objectives, policies, and programs in the individual element chapters. This was done in response to the County Board adoption of a Vision, a Mission, and five Strategic Goals in 2015, which were updated in 2018 (shown in Figure 1.1). The reorganization of the comprehensive plan goals, objectives, policies, and programs is discussed further in Chapters 4, Issues and Opportunities Element, and 12.

In addition to this multi-jurisdictional County comprehensive plan report, individual comprehensive plans adopted by each local government partner as part of the original planning effort were updated to the extent requested by the community, with the exception of the Town of Germantown. The Town of Germantown adopted the multi-jurisdictional plan as the Town comprehensive plan in 2008, with supplemental information included in Appendix K of the first edition of this report. The Town is expected to adopt the County plan update after it is adopted by the County Board. Supplemental plan update information for the Town is included in Appendix E to Chapter 4 of this report.

## **1.6 REGIONAL CONTEXT**

Washington County is one of the seven counties that together make up the Southeastern Wisconsin Region. Several significant urban centers are within 100 miles of the Region including the Chicago area; Madison area; Fox Cities-Green Bay area; and the Janesville-Beloit-Rockford area. The Region itself encompasses 2,689 square miles and includes the Kenosha, Milwaukee, Racine, and West Bend urbanized areas and a portion of the Round Lake Beach urbanized area, which includes portions of Kenosha and Walworth Counties in Wisconsin and portions of Lake and McHenry Counties in Illinois. In 2010, the Region had a population of about 2.02 million residents. Washington County is in the northwest portion of the Region, and contains a mix of urban areas, small villages, and extensive areas of farmland and natural resources. Washington, Ozaukee, Waukesha, and Milwaukee Counties together make up the four-County Milwaukee Metropolitan Statistical Area (MSA) established by the U. S. Census Bureau.

Pursuant to statutory requirements, SEWRPC has prepared and adopted a series of regional plan elements, including a regional land use and transportation plan, the recent update of which is known as VISION 2050. SEWRPC has also prepared regional water quality and water supply plans, a regional natural areas plan, a regional park and open space plan (comprised of the seven individual park and open space plans for each County), and a regional housing plan. Each of these plans is summarized in Chapter 2 of this report. Together, these plans provide a framework for development of the County plan. The regional plan elements were refined and detailed by County and local comprehensive plans.

Figure 1.1

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# WASHINGTON COUNTY

## MISSION, VISION, VALUES

SEPTEMBER 21, 2018

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### VISION

**Washington County strives to cultivate its rich heritage, vibrant economy and attractive communities through the distinct values that define us.**

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#### OUR BUSINESS VALUES

**QUALITY OF LIFE** is why we come and why we stay. Our communities are safe. Our schools are outstanding. With cultural and recreational opportunities at our back door, our quality of life is simply better for residents, businesses and visitors.

**COMMUNITY** is the tie that binds us together. We are hardworking, strong and resilient. As residents, businesses, local governments, churches and community organizations, we support one another toward a more prosperous future.

**INNOVATION** defines us. We are a community of leaders, thinkers and doers from all backgrounds and disciplines. Our ideas and passion power our future for economic growth.

An **ECONOMICAL** mindset is what sets us apart. We are a vibrant community that offers unwavering support for local businesses and economic development.

#### OUR RESIDENT VALUES

**SAFETY** is fundamental. Washington County ensures a secure community where families are raised, visitors feel at home and businesses prosper.

**EDUCATION** is our community cornerstone. From our high-quality school systems to our abundant community resources, we strive to create the environment that families need to grow.

#### OUR ORGANIZATIONAL VALUES

We believe in **RESPECT** for all, treating one another with dignity and honoring individual rights.

Our **OPTIMISM** and positive attitude guide us. We are empowered by our sense of well-being through our willingness to work hard and be engaged.

We maintain **INTEGRITY** through transparency, strong moral principles and honesty.

Our success is rooted in **INNOVATION**, which comes from our creativity, willingness to take risks and dedication to new ideas.

We demonstrate **COMPASSION** by being empathetic and caring for those we serve.

**COLLABORATION** is essential to success. We listen, share and are constantly focused on creating, maintaining and improving effective partnerships.

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### MISSION

**We create an environment for residents and businesses to enjoy our authentic quality of life through a well - governed and administered county dedicated to safe and secure communities; economic growth and vitality; effective mobility and reliable infrastructure; and access to basic needs.**

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Figure 1.1 (Continued)

### STRATEGIC GOALS

The County Board established the following strategic goals for County services that are provided directly to citizens along with a set of practices designed to achieve each goal.

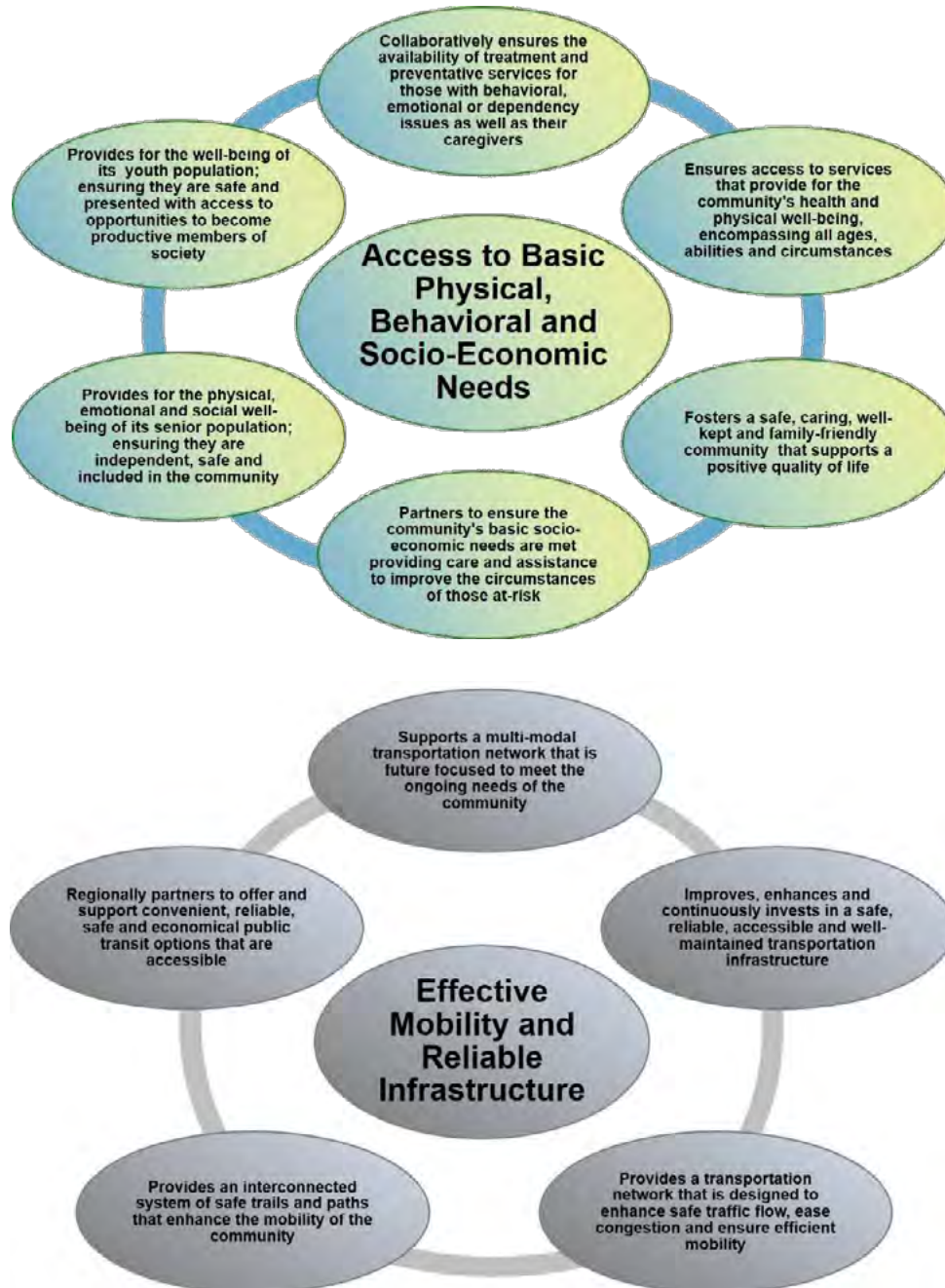




Figure 1.1 (Continued)

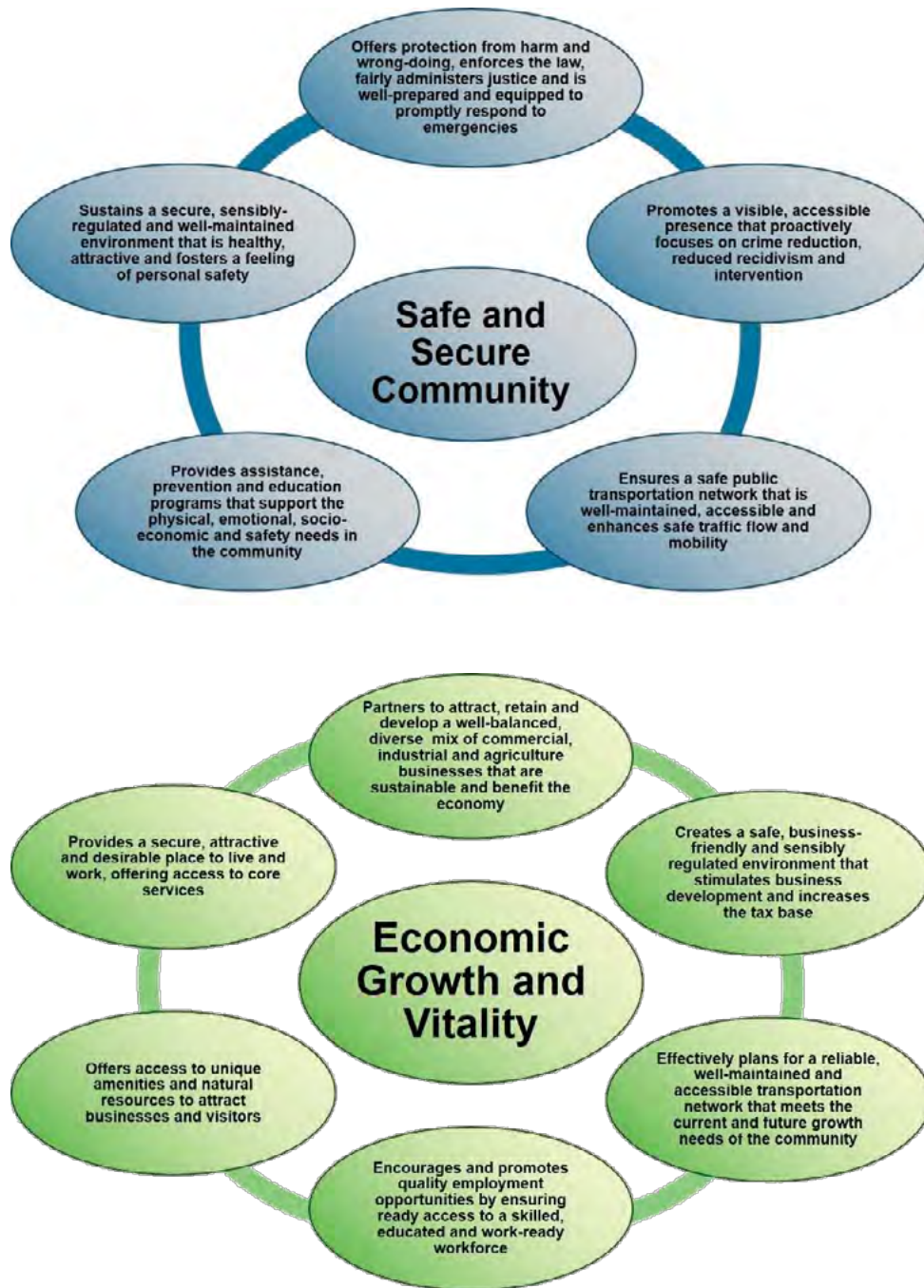
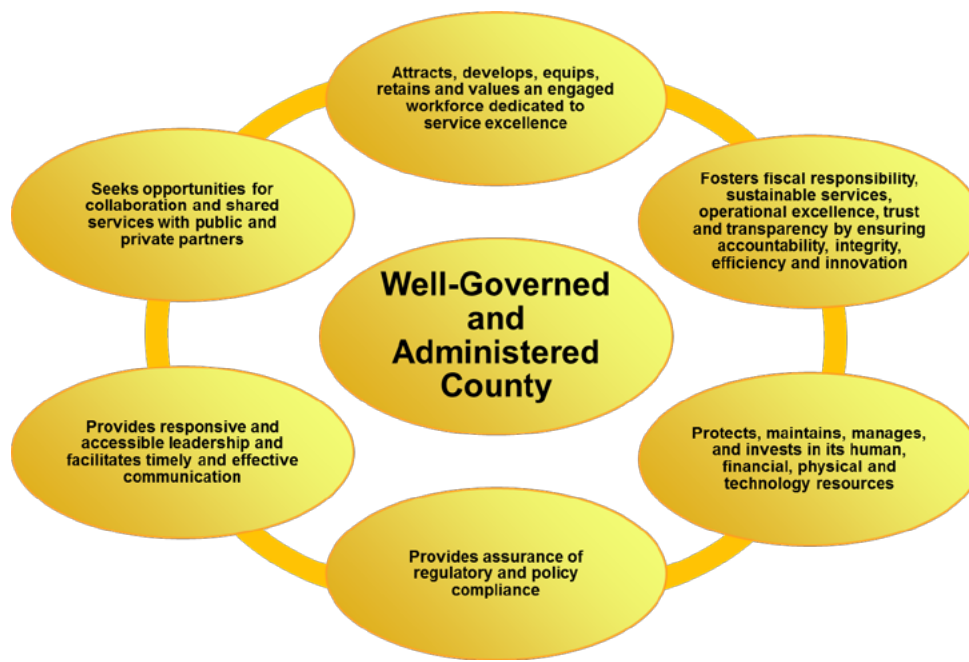


Figure 1.1 (Continued)

The County Board also established a goal and related practices for programs that do not provide direct services to citizens, but that support the direct services provided by other County programs. This governance result is shown below.



The need for comprehensive planning has been sparked by many things, including the demand to construct and expand transportation facilities and the rate and location of new urban development.

## 1.7 NEED FOR COMPREHENSIVE PLANNING

Washington County has experienced growth and increased urbanization in recent decades, which has been accompanied by a variety of development issues. Some of these development issues include the rate and location of new urban development; the need to construct and expand utilities, public facilities, transportation facilities, and other essential urban services and, in some cases, to coordinate efforts in multiple jurisdictions; the availability of affordable housing; protection of the natural resource base, including surface and groundwater quality and quantity; the preservation of farmland and open space; and conflicts between towns and adjacent cities and villages relating to annexations and exercise of extraterritorial authorities. This plan update takes into account these issues in addition to projections and trends, including a projected increase in County population and employment, a projected increase in the percentage of elderly residents, a projected decrease in the percentage of working-age residents, and the continued trend of planning and development issues crossing jurisdictional boundaries. The County worked with participating local governments and SEWRPC to update this multi-jurisdictional comprehensive plan in order to address these development issues and satisfy Wisconsin's comprehensive planning law, in the context of satisfying the strategic goals established by the Washington County Board.

# 1.8 BENEFITS OF COMPREHENSIVE PLANNING

In addition to addressing the development, timing, and growth issues specific to Washington County, there are general positive results of thoughtful comprehensive planning from which Washington County, and each community participating in the plan update, may benefit, including the following:

- **Planning Helps Define the Future Character of a Community**

The physical design, setting, and arrangement of land uses can make it possible for people to carry out their daily lives and activities in an attractive and safe community environment. Land use planning and design can foster a distinctive sense of place. Planning allows a community to identify, preserve, and build upon the defining features of the community.

- **Planning Helps Protect Natural and Cultural Resources**

Planning can help protect environmental features like wetlands, woodlands, and stream corridors, which provide important public benefits such as providing areas for stormwater storage, groundwater recharge, and recreation. Such resources would be difficult and expensive to replace if lost or damaged. Planning can also help identify and preserve prime agricultural soils, nonmetallic mining resources, and historic, archaeological, and other important cultural structures and sites.



Planning can help protect environmental features like wetlands, woodlands, and stream corridors that provide important public benefits, such as storm water storage and groundwater recharge areas and recreational opportunities.

- **Planning Can Provide a Rational Basis for Local Decisions**

Plans provide a factual and objective guide that can be used by public officials and citizens to make informed decisions about land use and development. Planning is a process that can help a community anticipate and prepare for change rather than react to it.

- **Planning Can Provide Certainty Regarding Future Development**

Plans and related maps show land owners and developers the location and type of development desired by the community, which can save individuals time and money when developing plans for future land uses. Planning can help increase the consistency and fairness of the development review and approval process while protecting the established property interests of existing residents.



Well-planned, orderly, and phased development patterns are less expensive for a community to provide public services and infrastructure than low-density and scattered development patterns.

- **Planning Can Save Money**

Well-planned, orderly, and phased development patterns are less expensive for a community to provide with public services and infrastructure than low-density and scattered development patterns.

- **Planning Can Promote Economic Development**

Planning can provide information about existing businesses and industries and help determine desirable types of new businesses. Planning can also help determine if the existing and projected workforce is sufficient to staff existing and projected businesses and whether local services and housing are adequate to handle the impacts of new economic development.

- **Planning Can Promote Public Health**

Finally, well planned development patterns and transportation options can make recreational, educational, and commercial facilities accessible by walking and biking. The ability to safely walk or bike to these facilities promotes physical health and community interaction.



**Planning can help determine if the existing workforce is sufficient to staff particular employment sectors and whether local services and housing are adequate to handle the impacts of new economic development.**

## 1.9 PLAN IMPLEMENTATION

While planning provides many important public benefits, it is important to recognize that an adopted plan is not an “end result,” but rather offers recommendations for future action. Plan recommendations will be fulfilled over time in generally small, incremental steps. A comprehensive plan provides a foundation and guide for many implementing tools, which may include community zoning ordinances and maps, subdivision ordinances, capital improvements programming, detailed facilities planning, and other County and local ordinances, programs, and policies. The implementation of new programs identified in the plan will require the review and approval of appropriate County Board liaison committees and the County Board of Supervisors through the annual budget process. In some cases, as the plan is implemented, recommendations for new programs may be modified, deleted, or added through periodic review and amendment of the plan, including refinements to reflect the strategic goals established by the County Board.



**The ability to safely walk or bike to recreational, educational, and commercial facilities promotes physical health and community interaction.**



Credit: SEWRPC

An important step in the plan update process was a review of the existing framework of areawide and local plans and related land use regulations. This chapter presents a summary of that review. Plans and ordinances described in this chapter summarize those documents as they existed in 2016. Plans summarized in this chapter may conflict with the recommendations regarding various issues made in this comprehensive plan.

## 2.1 REGIONAL PLANS

### VISION 2050 - Regional Land Use and Transportation Plan

VISION 2050, the Region's advisory long-range land use and transportation plan,<sup>2</sup> sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region. The plan includes two major components, a recommended land use component and a recommended transportation component. Implementation of the plan ultimately relies on the actions of local, county, State, and Federal agencies and units of government in conjunction with the private sector.

VISION 2050 recognizes that the Region has reached a pivotal time in its development, and more than ever the Region will need to compete with other areas to attract residents and businesses. In that light, VISION 2050 proposes to build on our strengths and seeks to improve where we do not compete well with our peers. In short, VISION 2050 recommends the following:

- Preserving the Region's most productive farmland and primary environmental corridors, which encompass the best remaining features of the natural landscape.
  - The plan includes guidelines for development that can be considered compatible with primary environmental corridors, which are shown in Table 2.1. The guidelines can also be applied to isolated natural resource areas if a county or local government chooses to protect these areas in addition to primary environmental corridors.
  - The Washington County farmland preservation plan, which was updated in 2013, identifies recommended farmland preservation areas in the County, and is described in Section 2.2.

<sup>2</sup> Documented in SEWRPC Planning Report No. 55, VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin: 2050. The plan was adopted by the Regional Planning Commission on July 28, 2016.

**Table 2.1  
Guidelines for Development Considered Compatible with Primary Environmental Corridors and Isolated Natural Resource Areas**

Component Natural Resource and Related Features Within Environmental Corridors <sup>a</sup>	Permitted Development (see General Development Guidelines below)																	
	Transportation and Utility Facilities								Recreational Facilities								Rural-Density Residential Development	Other Development
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities <sup>b</sup>	Trails <sup>c</sup>	Picnic Areas	Family Camping <sup>d</sup>	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard- Surface Courts	Parking	Buildings			
Lakes, Rivers, and Streams	-- <sup>e</sup>	-- <sup>f,g</sup>	--	-- <sup>h</sup>	-- <sup>i</sup>	--	X	X	--	--	--	--	--	--	--	--		
Riparian Buffer <sup>j</sup>	X	X	X	X	X	X	X	X	--	X	X	--	X	X	X	--		
Floodplain <sup>k</sup>	-- <sup>j</sup>	X	X	X	X	X	X	X	--	X	X	X	X	X	X	--		
Wetland <sup>m</sup>	-- <sup>j</sup>	X	--	--	X <sup>n</sup>	--	--	X	--	-- <sup>o</sup>	--	--	--	--	--	--		
Wet Soils	X	X	X	X	X	--	X	X	--	X	X	--	X	X	--	--		
Woodland	X	X	X <sup>p</sup>	--	X	X	X	X	X	X	X	X	X	X	X <sup>q</sup>	X		
Wildlife Habitat	X	X	X	--	X	X	X	X	X	X	X	X	X	X	X	X		
Steep Slope	X	X	--	--	-- <sup>r</sup>	--	--	--	X <sup>s</sup>	X	--	--	--	--	--	--		
Prairie	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	--	--	--	--		
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--		
Historic Site	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	X	X	--	--		
Scenic Viewpoint	X	X	--	--	X	X	--	X	X	X	X	--	X	X	X	X		
Natural Area or Critical Species Habitat Site	--	--	--	--	-- <sup>g</sup>	--	--	--	--	--	--	--	--	--	--	--		

Note: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

**APPLICABILITY**

These guidelines indicate the types of development that can be accommodated within primary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use in accordance with the guidelines in this table.
- Isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to isolated natural resource areas.

**GENERAL DEVELOPMENT GUIDELINES**

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

**Table continued on next page.**

**Table 2.1 (Continued)**

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.
- The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.
- Rural-Density Residential Development: Rural-density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multifamily structures. When rural residential development is accommodated, cluster subdivision designs are strongly encouraged.
- Other Development: In lieu of recreational or rural-density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.
- Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered home sites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.
- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under zoning at the time the Commission adopted the regional land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

**FOOTNOTES**

<sup>a</sup> *The natural resource and related features are defined as follows:*  
Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U.S. Geological Survey quadrangle maps.  
Riparian Buffer: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.  
Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 1 percent annual probability flood event.  
Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.  
Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.  
Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.  
Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.  
Steep Slope: Includes areas with land slopes of 12 percent or greater.  
Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.  
Park: Includes public and nonpublic park and open space sites.  
Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as Native American settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.  
Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.  
Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

<sup>b</sup> Includes such improvements as stream channel modifications and such facilities as dams.

<sup>c</sup> Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

Table continued on next page.

## Table 2.1 (Continued)

- <sup>d</sup> Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two week stay.
- <sup>e</sup> Certain transportation facilities such as bridges may be constructed over such resources.
- <sup>f</sup> Utility facilities such as sanitary sewers may be located in or under such resources.
- <sup>g</sup> Electric power transmission lines and similar lines may be suspended over such resources.
- <sup>h</sup> Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.
- <sup>i</sup> Bridges for trail facilities may be constructed over such resources.
- <sup>j</sup> Previous editions of these guidelines identified this category as "Shoreland," rather than "Riparian Buffer." Riparian buffers, as defined in footnote "a" of this table, typically would be located within a State-defined shoreland area. (see Chapters NR 115 and NR 117 of the Wisconsin Administrative Code).
- <sup>k</sup> Consistent with Chapter NR 116 of the Wisconsin Administrative Code.
- <sup>l</sup> Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.
- <sup>m</sup> Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.
- <sup>n</sup> Only an appropriately designed boardwalk/trail should be permitted.
- <sup>o</sup> Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.
- <sup>p</sup> Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.
- <sup>q</sup> Only if no alternative is available.
- <sup>r</sup> Only appropriately designed and located hiking and cross-country ski trails should be permitted.
- <sup>s</sup> Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC



- Encouraging more compact development, ranging from high-density transit-oriented development to neighborhoods with homes within walking distance of parks, schools, and businesses.
- Keeping existing major streets in good repair and efficiently using the capacity of existing streets and highways.
- Strategically adding capacity on highly congested streets and highways, incorporating “complete streets” roadway design concepts to provide safe and convenient travel for all, and addressing key issues related to moving goods within and through the Region.
- Enhancing the Region’s bicycle and pedestrian network to improve access to activity centers, neighborhoods, and other destinations.
- Significantly improving and expanding public transit to support compact growth and enhance the attractiveness and accessibility of the Region.

Map 2.1 and Table 2.2 present the recommended development pattern from the VISION 2050 land use component as it pertains to Washington County. Examples of typical development within residential and mixed-use land use categories are depicted in Figure 2.1. Additional information regarding the recommendations of the transportation component of VISION 2050 is included in the Transportation Element (Chapter 8).

### ***Development in Urban Service Areas***

The land use component of VISION 2050 presents a development pattern and recommendations that accommodate projected growth in regional population, households, and employment with a focus on compact development within defined urban service areas. The compact development recommended under VISION 2050 ranges from high-density development such as transit-oriented development (TOD) to neighborhoods in smaller communities with housing within walking distance of amenities. VISION 2050 recommends that residential and urban development occur largely as infill, redevelopment, and new development within urban service areas at densities that can efficiently be supported by public sanitary sewerage, water supply, and other services, including parks, schools, and businesses. New urban development at lower densities, including Medium Lot Neighborhood and Large Lot Neighborhood development, is encouraged to occur on existing vacant lots, as infill development in existing neighborhoods with similar densities, or where commitments have been made to such development through approved subdivision plats or certified survey maps.



**VISION 2050 recommends that residential and urban development occur largely as infill, redevelopment, and new development within urban service areas.**

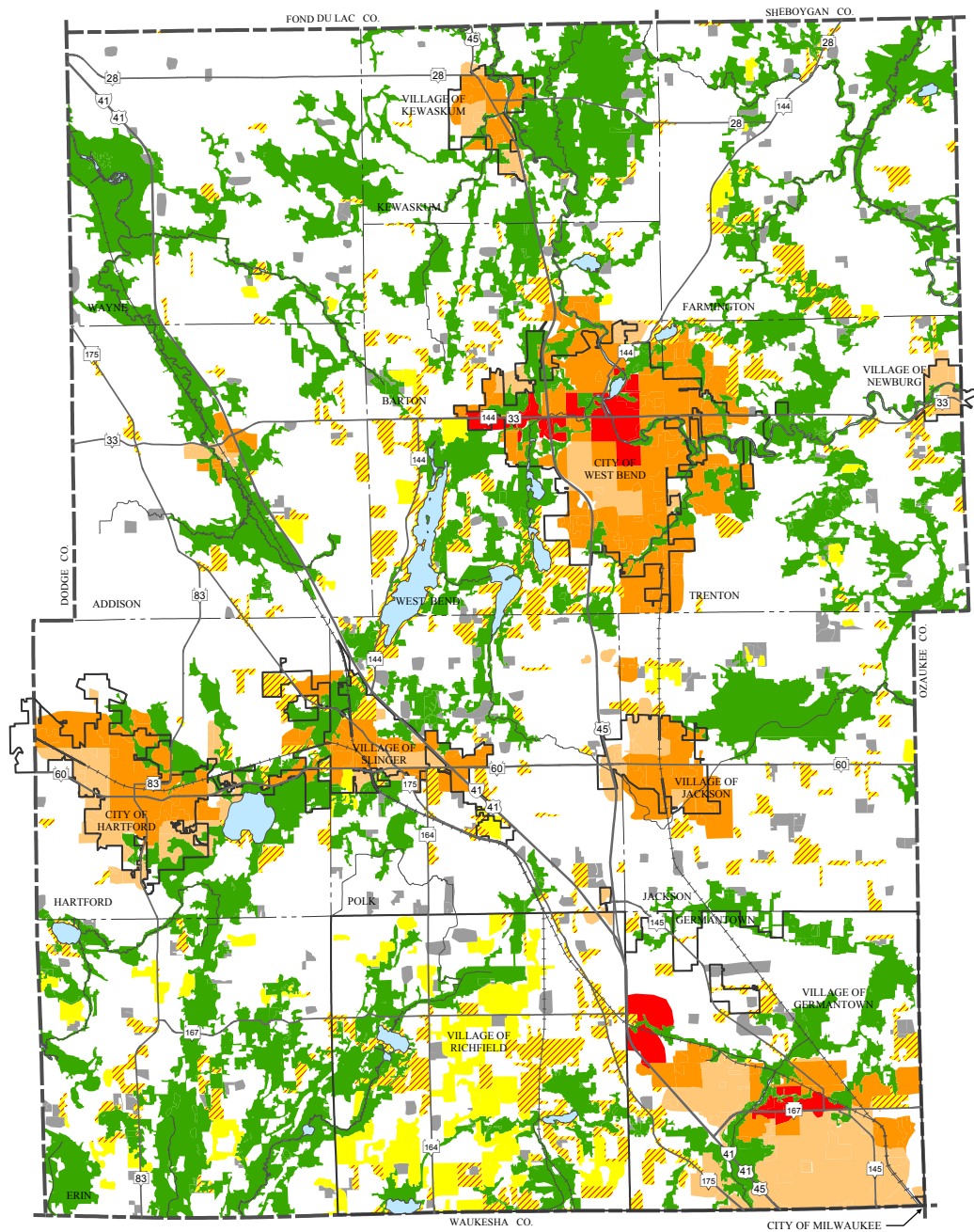
### ***Development Outside Urban Service Areas***

In addition to preserving environmentally significant lands and productive agricultural lands, VISION 2050 seeks to maintain the rural character of other lands located outside planned urban service areas. The plan encourages minimizing impacts on natural and agricultural resources, maintaining rural character, and avoiding excessive demands on rural public facility and service systems in such areas. VISION 2050



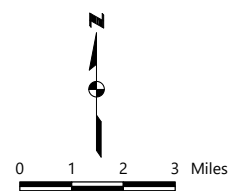
**VISION 2050 recommends preserving productive agricultural land and minimizing the impacts of new urban development on such lands.**

**Map 2.1**  
**VISION 2050 Regional Land Use Plan as it Pertains to Washington County**



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: red; margin-right: 5px;"></span> <b>MIXED-USE TRADITIONAL NEIGHBORHOOD</b><br/>(Residential and Other Urban Land—At Least 7.0 to 17.9 Dwelling Units per Net Residential Acre)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span> <b>SMALL LOT TRADITIONAL NEIGHBORHOOD</b><br/>(Residential and Other Urban Land—At Least 4.4 to 6.9 Dwelling Units per Net Residential Acre)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightorange; margin-right: 5px;"></span> <b>MEDIUM LOT NEIGHBORHOOD</b><br/>(Residential and Other Urban Land—At Least 2.3 to 4.3 Dwelling Units per Net Residential Acre)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px dashed black; margin-right: 5px;"></span> <b>LARGE LOT NEIGHBORHOOD</b><br/>(Residential and Other Urban Land—At Least 0.7 to 2.2 Dwelling Units per Net Residential Acre)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; margin-right: 5px;"></span> <b>LARGE LOT EXURBAN</b><br/>(Residential Land—0.2 to 0.6 Dwelling Units per Net Residential Acre)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: gray; margin-right: 5px;"></span> <b>RURAL ESTATE</b><br/>(0.1 To 0.2 Dwelling Units per Acre)</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> <b>AGRICULTURAL AND OTHER OPEN LANDS</b></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: green; margin-right: 5px;"></span> <b>PRIMARY ENVIRONMENTAL CORRIDOR</b></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> <b>SURFACE WATER</b></li> </ul> |
|--|---|

Source: SEWRPC



**Table 2.2**  
**Recommended Land Uses in Washington County Under VISION 2050**

Land Use	Washington County (square miles)		
	2010	Change	2050
Urban			
Residential			
Mixed-Use City Center <sup>a</sup>	0.0	0.0	0.0
Mixed-Use Traditional Neighborhood <sup>b</sup>	0.6	0.5	1.1
Small Lot Traditional Neighborhood <sup>c</sup>	4.6	5.2	9.7
Medium Lot Neighborhood <sup>d</sup>	7.1	0.5	7.6
Large Lot Neighborhood <sup>e</sup>	19.9	0.2	20.2
Large Lot Exurban <sup>f</sup>	8.3	1.1	9.4
Rural Estate <sup>g</sup>	6.6	2.0	8.6
Residential Subtotal	47.0	9.5	56.5
Commercial	2.7	1.6	4.3
Industrial	2.9	1.1	4.1
Transportation, Communication, and Utilities	26.3	1.8	28.0
Governmental and Institutional	2.7	0.2	3.0
Recreational <sup>h</sup>	6.5	0.4	6.9
Unused Urban Land	3.1	-1.8	1.3
Urban Subtotal	91.2	12.9	104.1
Nonurban (Rural and Natural Resources Areas)			
Agricultural <sup>i</sup>	203.0	-8.8	194.2
Natural Resource Areas			
Surface Water	8.0	0.0	8.0
Wetlands	72.7	0.0	72.7
Woodlands	37.6	0.0	37.6
Natural Resource Areas Subtotal	118.3	0.0	118.3
Unused Rural and Other Open Land <sup>j</sup>	23.0	-4.0	19.0
Nonurban Subtotal	344.3	-12.9	331.4
Total	435.6	0.0	435.6

Note: Off-street parking area is included with the associated use.

<sup>a</sup> 18.0 or more dwelling units per net residential acre.

<sup>b</sup> 7.0-17.9 dwelling units per net residential acre.

<sup>c</sup> 4.4-6.9 dwelling units per net residential acre.

<sup>d</sup> 2.3-4.3 dwelling units per net residential acre.

<sup>e</sup> 0.7-2.2 dwelling units per net residential acre.

<sup>f</sup> 0.2-0.6 dwelling unit per net residential acre.

<sup>g</sup> No more than 0.2 dwelling unit per acre.

<sup>h</sup> Includes only developed or intensively used recreational land.

<sup>i</sup> Includes farmed wetlands.

<sup>j</sup> Includes landfills and mineral extraction sites.

Source: SEWRPC

recommends that local and county government land use policies limit Large Lot Neighborhood and Large Lot Exurban development beyond urban service areas to commitments made during the VISION 2050 planning process (additional households allocated to each sewered and unsewered area in the County are shown on Table 3.19 in Chapter 3). VISION 2050 recommends that the demand for homes in rural areas be accommodated on a limited basis through Rural Estate development where there would be no more than one dwelling unit per five acres. Where Rural Estate development is accommodated, VISION 2050 encourages the use of cluster subdivision design, with homes grouped together on relatively small lots surrounded by permanently preserved agricultural, recreational, or natural resource areas such as

**Figure 2.1**  
**VISION 2050 Land Use Categories**

The recommended VISION 2050 land use pattern was developed by allocating new households and employment envisioned for the Region under the Commission’s year 2050 growth projections to a series of seven land use categories that represent a variety of development densities and mixes of uses.



**MIXED-USE CITY CENTER**  
 Mix of very high-density offices, businesses, and housing found in the most densely populated areas of the Region



**MEDIUM LOT NEIGHBORHOOD (showing lots of about 15,000 square feet)**  
 Primarily single-family homes on ¼- to ½-acre lots found at the edges of cities and villages



**LARGE LOT NEIGHBORHOOD (showing lots of about ½ acre)**  
 Primarily single-family homes on ½-acre to one-acre lots found at the edges of cities and villages and scattered outside cities and villages



**MIXED-USE TRADITIONAL NEIGHBORHOOD**  
 Mix of high-density housing, businesses, and offices found in densely populated areas



**LARGE LOT EXURBAN (showing lots of about 1.5 acres)**  
 Single-family homes at an overall density of one home per 1.5 to five acres scattered outside cities and villages



**SMALL LOT TRADITIONAL NEIGHBORHOOD (showing lots of about 7,000 square feet)**  
 Mix of housing types and businesses with single-family homes on lots of ¼-acre or less and multifamily housing found within and at the edges of cities and villages



**RURAL ESTATE (showing a cluster subdivision with one-acre lots)**  
 Single-family homes at an overall density of one home per five acres scattered outside cities and villages

Source: SEWRPC

woodlands, wetlands, or prairies sufficient to maintain the maximum recommended density of no more than one home per five acres. VISION 2050 also recommends limiting other development outside urban service areas to highway-oriented business, utility, and recreational uses.

### **Comprehensive Economic Development Strategy**

The Commission completed work on a Comprehensive Economic Development Strategy (CEDS) for the Southeastern Wisconsin Region in 2015. The CEDS is a strategic plan designed to strengthen the economy in Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) prepared the plan on behalf of and with the assistance of the Regional Economic Partnership (REP). The REP includes a representative from each of the county economic development organizations or staffs within the Region, the City of Milwaukee, the Milwaukee 7 (M7), and We Energies, with additional assistance from staff from the Wisconsin Economic Development Corporation (WEDC).

The strategy identifies six key business clusters, which comprise 1) energy, power, and controls; 2) water technologies; 3) food and beverage production and manufacturing; 4) finance and insurance services; 5) corporate headquarters and business services; and 6) medical technology, bioscience, and health services, as having the best potential for economic growth, expansion, and attraction in the Region. The CEDS recommends that economic development efforts throughout the Region enhance the export capability of businesses; align workforce development with growth opportunities in the key clusters; enhance innovation and entrepreneurship; focus on economic place-making in the central cities and strategic locations throughout the Region; modernize regional infrastructure; and enhance inter-jurisdictional cooperation. Each County in the Region has identified one or more of the key clusters and recommendations that will be the focus of the County economic development efforts (additional information on Washington County efforts is presented in the Economic Development Element (Chapter 10)). The Washington County Board adopted the CEDS on October 27, 2015.

### **Regional Housing Plan**

A regional housing plan<sup>3</sup> was adopted by the Regional Planning Commission in March 2013. The vision of the plan is to provide decent and affordable housing for all residents of the Region. The plan includes the following recommendations for county and local governments and other agencies and organizations to help achieve that vision:

- Support economic development in the Region by providing housing affordable to the existing and projected future workforce
- Help provide enough accessible housing to meet the needs of people with disabilities
- Help provide enough subsidized housing to meet the needs of very low income households, and also help address the problem of dilapidated, substandard, and unsafe housing in the Region
- Help address the concentration of minority and low-income populations in the cities of Kenosha, Milwaukee, and Racine, and increase diversity in all communities in the Region
- Review local ordinance requirements (street widths and façade requirements, for example) that apply to new housing development to determine if changes could be made that would reduce the cost of housing without compromising the safety, functionality, and aesthetic quality of new development



**The regional housing plan recommends that local governments with sanitary sewer service ensure their comprehensive plans and zoning ordinances address the need for additional affordable housing for lower- and moderate-income households.**

<sup>3</sup> Documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

A key recommendation of the housing plan is that local governments with sanitary sewer service review their comprehensive plans and zoning ordinances, and consider changing the plans and ordinances if necessary, to address the need for additional affordable housing for lower- and moderate-income households. Housing costs are considered affordable if they do not exceed 30 percent of a household's monthly income. Specifically, the plan recommends that plans and ordinances in sewerred communities allow for the development of modest multifamily housing at a density of at least 10 housing units (apartments) per acre, and modest single-family housing at a density of about four units per acre (10,000 square foot lots or smaller) to provide market-rate (nonsubsidized) housing for households with incomes between 50 and 135 percent of the Region's median income (about \$27,000 to \$73,000 per year). Housing developed by non-profit agencies or subsidized by the public will likely be needed to provide affordable housing to households with incomes less than 50 percent of the median income. A variety of affordable market-rate housing is available to households with incomes more than 135 percent of median income. Additional information about the housing plan is provided in the Housing Element (Chapter 7).

### **Regional Natural Areas Plan**

The regional natural areas plan as it pertains to Washington County is depicted on Maps 5.21 and 5.22 in Chapter 5. The plan identifies the most significant remaining natural areas, critical species habitats, geological sites, and archaeological sites in the Region, and recommends means for their protection and management.<sup>4</sup> The plan also identifies potential sites to be placed in public or private protective ownership, and other sites to be protected, insofar as it is possible, through zoning or other regulatory means without protective ownership. It recommends that a detailed management plan be prepared and implemented for each site placed under protective ownership. The recommendations of the regional natural areas plan were incorporated into, and adjusted by, the Washington County 2020 park and open space plan. This plan contains an inventory of natural areas, critical species habitat sites, and geological areas in the County in the Agricultural, Natural, and Cultural Resources Element (Chapter 5) as well as recommendations for the acquisition and management of these features in the Recommendations Element (Chapter 12).

### **Regional Park and Open Space Plan**

The Commission adopted a regional park and open space plan for Southeastern Wisconsin in December 1977. The plan has an open space preservation element and an outdoor recreation element. The regional plan has been updated through park and open space plans adopted by each county in the Region. The Washington County park and open space plan is summarized in Section 2.2.

### **Regional Water Quality Management Plan**

In 1979, the Regional Planning Commission adopted an areawide water quality management plan for Southeastern Wisconsin as a guide to achieving clean and healthy surface waters within the seven-county Region.<sup>5</sup> The plan was designed, in part, to meet the Congressional mandate that the waters of the United States be made "fishable and swimmable" to the extent practical. In 1995, the Commission completed a report documenting updates to the plan, reflecting amendments made over the plan's first 15 years.<sup>6</sup> The plan has five elements: a land use element; a point source pollution abatement element; a non-point source pollution abatement element; a sludge management element; and a water quality monitoring element. The point source pollution abatement element of the regional water quality management plan is of particular importance to land use planning. That plan element recommends major sewage conveyance and treatment facilities and identifies planned sewer service areas for each of the sewerage systems in Southeastern Wisconsin. Under Wisconsin law, major sewerage system improvements and all sewer service extensions must conform to the water quality management plan. A list of adopted sewer service area plans in Washington County is set forth in Table 2.3. Chapter 9 provides additional information and a map (Map 9.1) of sewer service areas and sewerage facilities in Washington County.

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<sup>4</sup> Documented in *SEWRPC Planning Report No. 42, A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. An update to the plan was published in December 2010.*

<sup>5</sup> Documented in *the three-volume SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin – 2000, June 1979.*

<sup>6</sup> Documented in *the three-part SEWRPC Memorandum Report No. 93, A Regional Water Quality Management Plan for Southeastern Wisconsin: An Update and Status Report, March 1995.*

**Table 2.3  
Sewer Service Area Plans and Amendments in Washington County: 2016**

Sanitary Sewer Service Area	SEWRPC Report Number	Date of Adoption by:			Wisconsin Department of Natural Resources
		Community	SEWRPC		
Allenton Area Village of Germantown	Community Assistance Planning Report No. 103 (2nd Edition), March 2004	01/26/04	03/03/04		06/16/04
	Community Assistance Planning Report No. 70, July 1983	06/20/83	09/08/83		03/19/84
	Amended March 1989	05/01/89	03/06/89		06/05/89
	Amended March 1998	10/06/97	03/03/98		01/05/99
	Amended December 2003	11/17/03	12/03/03		06/16/04
City of Hartford and Environs	Amended June 2009	05/04/09	06/17/09		08/03/09
	Amended June 2015	05/18/15	06/17/15		07/22/15
	Community Assistance Planning Report No. 92 (3rd Edition), September 2001	08/28/01	09/12/01		05/09/02
	Amended June 2005	05/24/05	06/15/05		09/08/05
	Amended December 2005	11/22/05	12/07/05		03/10/06
Village of Jackson and Environs	Amended September 2006	08/22/06	09/13/06		01/03/07
	Amended June 2011	04/19/11	06/15/11		07/20/11
	Community Assistance Planning Report No. 124 (2nd Edition), September 1997	08/27/97	09/10/97		08/03/98
	Amended September 2001	08/14/01	09/12/01		03/08/02
	Amended June 2003	05/29/03	06/18/03		07/09/03
Village of Kewaskum and Environs	Amended June 2004	06/08/04	06/16/04		09/24/04
	Amended June 2008	06/10/08	06/18/08		01/23/09
	Community Assistance Planning Report No. 161, March 1988	02/29/88	03/07/88		12/07/89
	Amended June 2001	05/07/01	06/20/01		11/13/01
	Amended December 2004	11/15/04	12/01/04		01/18/05
Village of Newburg and Environs Village of Slinger and Environs	Amended December 2005	11/21/05	12/07/05		03/10/06
	Community Assistance Planning Report No. 205, March 1993	02/25/93	03/03/93		06/21/93
	Community Assistance Planning Report No. 128 (3rd Edition), December 1998	11/18/98	12/04/98		08/31/99
	Amended June 2002 (Village of Slinger)	06/17/02	06/19/02		08/15/02
	Amended September 2003	09/09/03	09/10/03		12/30/03
City of West Bend and Environs	Community Assistance Planning Report No. 35 (2nd Edition), June 1998	06/01/98	06/17/98		03/29/99

Source: SEWRPC

## **Regional Water Quality Management Plan Update**

The Commission worked with the Milwaukee Metropolitan Sewerage District (MMSD) to update the regional water quality management plan for the area defined as the Greater Milwaukee Watersheds, which includes the Kinnickinnic River, Menomonee River, Milwaukee River, Root River, and Oak Creek watersheds; the Milwaukee Harbor estuary; and the adjacent nearshore areas draining to Lake Michigan.<sup>7</sup> The interagency effort used the U.S. Environmental Protection Agency's recommended watershed approach, which uses a watershed's topographic and geological boundaries instead of municipal boundaries, to both update the water quality management plan and to develop the MMSD's 2020 Facilities Plan for the study area, which encompasses all of the Greater Milwaukee Watersheds.<sup>8</sup>

Each watershed within the Greater Milwaukee Watersheds drains to Lake Michigan and is located either in whole or in part within the Southeastern Wisconsin Region. The portion of Washington County that is east of the subcontinental divide, which amounts to approximately 59 percent of the County, is included within the study area. As illustrated on Map 5.16 in Chapter 5 of this plan, the portion of the County east of the subcontinental divide falls within the Milwaukee River and Menomonee River watersheds. In addition to a reevaluation of and revisions to the land use element and the point and nonpoint source pollution abatement elements contained in the original regional water quality management plan, the plan update features an added groundwater element. Like the original plan, which recommends standards to control both point and nonpoint pollution sources, the plan update provides the basis for decisions on community, industrial, and private waste disposal systems.

## **MMSD Facilities Plan**

In 2002, MMSD partnered with the Wisconsin Department of Natural Resources (WDNR) and SEWRPC to establish the Water Quality Initiative (WQI) as a basis for a facilities planning effort. The resulting document, the 2020 Facilities Plan, incorporated scientific analysis and public input to assess water resources within the Greater Milwaukee Watersheds.<sup>9</sup> The primary focus of the plan is to achieve the highest level of water quality improvement in the most cost-effective manner while meeting existing regulatory and permitting requirements. Thus, the plan presents recommendations for facility, program, and operational improvements and policies that are intended to establish a means to provide a target level of protection for sanitary sewer overflows and adequate treatment under the projected 2020 population and land use conditions for the Greater Milwaukee Watersheds. The plan includes measures to be undertaken by municipalities served by MMSD that are intended to prevent increases in infiltration and inflow through the plan design year. The Village of Germantown's sewerage system is connected to MMSD treatment facilities.

## **Sewer Service Area Plans**

As the designated water quality management planning agency for the Southeastern Wisconsin Region under the Federal Clean Water Act, SEWRPC has the ongoing responsibility to work with local governments and sewerage agencies in the Region to prepare and adopt sanitary sewer service area plans. Upon approval by the WDNR, which oversees sanitary sewerage and water supply services in Wisconsin, these plans become regulatory documents that constrain State decision-making on locally proposed sanitary sewer extensions. Sanitary sewer service area plans identify the outer boundary of the area within which sanitary sewers may be extended. The plans also identify the extent of environmentally sensitive lands within each sewer service area, wherein sanitary sewer extensions will be approved only on a special exception basis. SEWRPC works with local governments and sewerage agencies at the request of the wastewater treatment plant operator to amend sanitary sewer service area plans where necessary to accommodate growth and development anticipated by the local government comprehensive plan.

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<sup>7</sup> Documented in *SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds, December 2007.*

<sup>8</sup> *Plan findings and recommendations are summarized in Inside the Greater Milwaukee Watersheds: A Summary of the Southeast Wisconsin Regional Water Quality Management Plan Update (2007), a project of Southeast Wisconsin Watersheds Trust, Inc. (Sweet Water), which was established to help implement the plan.*

<sup>9</sup> *The Commission staff was assisting MMSD in the preparation of its 2050 Facilities Plan while this plan update was being prepared.*



## Regional Water Supply Plan

The Commission adopted a regional water supply plan in 2010.<sup>10</sup> Preparation of the plan involved interagency partnerships with the U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the WDNR, and the Region's water supply utilities. The primary purpose of the regional water supply planning program was to develop a sound and workable plan to guide the provision of sustainable water supply service to existing and planned future development within the Region, and to do so in a manner consistent with the protection and wise use of the natural resource base, particularly groundwater and surface water resources.

The Region relies on two major sources for water supply: surface water supplied by Lake Michigan, and groundwater supplied from both the deep and shallow aquifer systems underlying the Region. Both the surface and groundwater sources are limited, and both are subject to contamination and over-use. The Region is underlain by essentially two aquifers, which are separated by a layer of impermeable shale so that the two aquifers function almost independently—the shallow aquifer being recharged locally, and the deep aquifer regionally in areas lacking the separating shale layer. Because recharge of the deep sandstone aquifer is limited by the presence in most of the Region of the overlying, relatively impermeable shale layer and because of increased pumping from the deep aquifer over time, the deep aquifer has exhibited significant declines in water levels. Those declines have necessitated the lowering of well pumps and have resulted in increased pumping heads for municipal water utilities and private industries drawing upon this source of supply.

To address these concerns, the regional water supply plan includes the following major components:

- Water supply service areas and forecast demand for water use
- Recommendations for water conservation efforts to reduce water demand
- Evaluation of alternative sources of supply, recommended sources of supply, and recommendations for development of the basic infrastructure required to deliver that supply
- Identification of groundwater recharge areas to be protected from incompatible development
- Specification of new institutional structures necessary to carry out plan recommendations
- Identification of constraints to development levels in subareas of the Region due to water supply sustainability concerns

Enactment of the Great Lakes–St. Lawrence River Basin Water Resources Compact into State law created a relatively new process for the preparation of local water supply service area plans within the State. The goal of the local water supply planning process is to help sustainably manage the State's waters to provide an adequate quantity and quality of water to customers; to prepare for increasing demands on the State's groundwater and surface water resources; and to protect springs, streams, wetlands and other natural features. Public water supply systems that serve a population of 10,000 or more and that withdraw water from waters of the State are required to prepare a water supply plan. These systems must be covered by an approved water supply service area plan by December 31, 2025. Regulations to implement the water supply planning process are being developed by the WDNR. The regional water supply plan will provide a framework for the development of the required local plans.

Additional information about the regional water supply plan and water utilities in Washington County is provided in the Utilities and Community Facilities Element (Chapter 9).

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<sup>10</sup> Documented in *SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin, December 2010*.

## 2.2 COUNTY PLANS AND ORDINANCES

### County Comprehensive Plan

The Washington County Board of Supervisors adopted the County's first comprehensive plan on April 15, 2008.<sup>11</sup> This report is an update to that plan with a plan design year of 2050. A summary of the 2035 plan is provided in the Introduction (Chapter 1).

### Washington County Park and Open Space Plan

The most recent edition of the Washington County park and open space plan was adopted by the Washington County Board in March 2004.<sup>12</sup> That plan consists of both an open space preservation element, which is intended to protect areas containing important natural resources, and an outdoor recreation element to guide the provision of major parks, areawide trails, and resource-oriented recreational facilities. Major parks are defined as publicly-owned parks at least 100 acres in size providing opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Responsibility for providing community parks, neighborhood parks, and local trails is assigned to cities, villages, and towns.

The open space preservation element of the County's park and open space plan recommends that 77,334 acres of land be protected for park and open space preservation purposes through a combination of public or nonprofit conservation organization ownership or through the application of protective zoning. The plan recommends that Washington County acquire about 2,900 acres for resource protection purposes and about 1,700 acres for new or expanded County parks.

The outdoor recreation element of the County's park and open space plan recommends three new major park sites and two smaller County parks on Tilly and Big Cedar Lakes; new facilities and improvements at existing major parks; the development of areawide trails; and boat access facilities to major lakes. Additional information on parks and open space is provided in Chapter 5.

At the time that this comprehensive plan update was being prepared, Washington County was in the process of updating its park and open space plan.

### Washington County Farmland Preservation Plan

In July 2009, the 2009 Wisconsin Act 28, often referred to as the Working Lands Initiative, repealed and recreated Wisconsin's farmland preservation law under Chapter 91 and related tax credits under subchapter IX of Chapter 71 of the *Wisconsin Statutes*. The new farmland preservation law also created a new program for the purchase of agricultural conservation easements under Section 93.73 of the *Statutes*. The new law requires Wisconsin counties to update their farmland preservation plans, resulting in Washington County being required to update its 1981 farmland preservation



**The County's park and open space plan is intended to protect areas containing important natural resources and to provide major parks, areawide trails, and resource-oriented recreational facilities.**



**The County adopted an updated farmland preservation plan, which contains recommendations and techniques for farmland preservation, in 2013.**

<sup>11</sup> Documented in SEWRPC Community Assistance Planning Report No. 287, A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035, April 2008.

<sup>12</sup> Documented in SEWRPC Community Assistance Planning Report No. 136, 3rd Edition, A Park and Open Space Plan for Washington County, Wisconsin, March 2004.

plan.<sup>13</sup> The County fulfilled this requirement and the updated farmland preservation plan was certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) on May 17, 2013. The Washington County Board of Supervisors adopted the new farmland preservation plan as an amendment to the County's 2035 comprehensive plan, incorporating it as Appendix T, on December 10, 2013.<sup>14</sup> Farmland preservation areas adopted as part of the 2013 Washington County farmland preservation plan are depicted in Map 2.2. The plan is also discussed in Chapters 5 and 12.

### **Farmland and Open Space Preservation Tools**

In 2004, the Washington County Planning, Conservation, and Parks Committee (PCPC) requested the Planning and Parks Department to study various means of preserving farmland and open space in Washington County.<sup>15</sup> The study's goal was to objectively research and analyze different tools and funding sources that could be used in Washington County for farmland and open space preservation. The Farmland and Open Space Preservation Study Group composed the following mission statement to provide a framework for the study; "To objectively research, analyze, and develop a variety of tools and techniques for farmland and open space preservation accommodating projected growth in Washington County." The study was intended to assist the PCPC in making decisions regarding farmland and open space preservation as recommended in the County's park and open space plan.

The preservation tools described and analyzed in the study represent existing and potential strategies for the protection of farmland and open space within Washington County. Preservation tools are grouped into three categories:

- Regulatory-Based Tools – tools that control or define the activities or modifications that a landowner may conduct on his or her land through ordinances
- Incentive-Based Tools – tools a landowner may voluntarily utilize that support or encourage a specific activity or modification on his or her land<sup>16</sup>
- Economic Viability Tools – tools focused on improving/enhancing the economic environment for the agricultural industry

### **Washington County Site Redevelopment Program**

In 2013, Washington County formed a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield, and the Village of Slinger to apply for funds for site redevelopment through the U.S. Environmental Protection Agency (USEPA) Brownfield Redevelopment Program. Brownfields are sites that may have hazardous substances present, typically as result of a former industrial use. The USEPA provides grants to assess, safely clean up, and reuse these properties.

In May 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Assessment Grant for Hazardous and Petroleum Brownfields totaling \$600,000. USEPA grant funds have been used to complete a community-wide inventory and prioritization of sites that have redevelopment potential within the County, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans, and perform community outreach and education related to redevelopment opportunities. Table 10.13 lists projects funded by the program through 2016. Additional information on the Washington County Site Redevelopment Program can be found in Chapter 10.

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<sup>13</sup> Documented in Farmland Preservation Plan, Washington County, Wisconsin, August 1981, prepared by the firm of Stockham and Vandewalle under the direction of the Washington County Park and Planning Commission and the Washington County Farmland Preservation Planning Technical Advisory Committee.

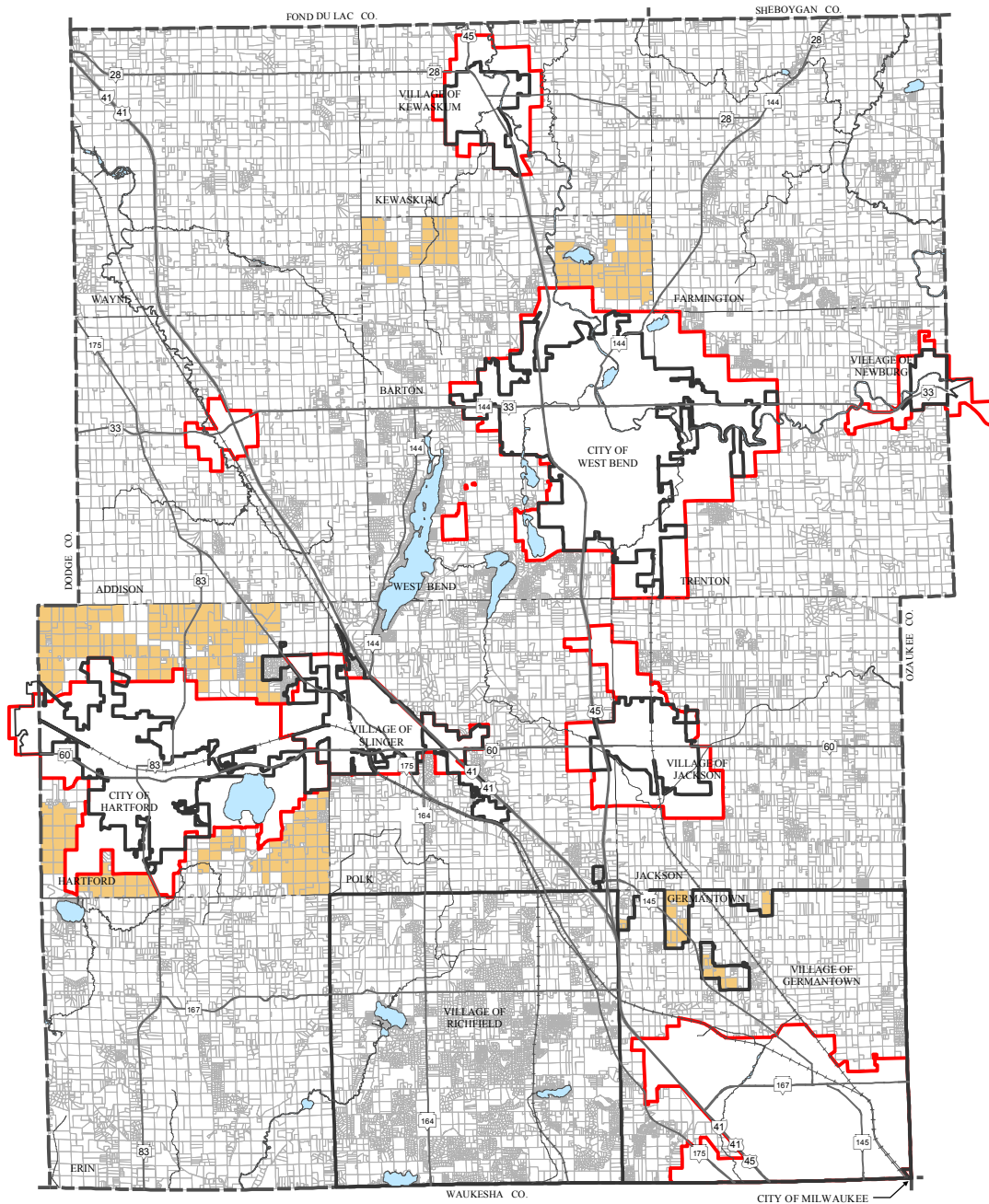
<sup>14</sup> Amendment No. 2 – Appendix T of A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035.

<sup>15</sup> The former PCPC is now known as the Land Use and Planning Committee.

<sup>16</sup> Although some incentive-based tools may be incorporated into an ordinance, they are strictly voluntary.

## Map 2.2

### Farmland Preservation Areas Adopted as Part of the Washington County Farmland Preservation Plan: 2013

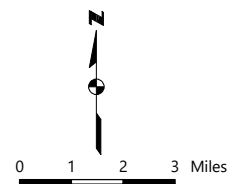


- FARMLAND PRESERVATION AREA
- PLANNED SANITARY SEWER SERVICE AREA
- MUNICIPAL BOUNDARY
- PARCEL BOUNDARY OUTSIDE SEWER SERVICE AREA

Notes: Planned sanitary sewer service areas reflect plans adopted as of December 2010.

Municipal boundaries current as of January 1, 2017. Parcel boundaries current as of January 1, 2013. Map updated November 2013 by the Washington County GIS and Planning Divisions of the Planning and Parks Department. All information subject to errors and omissions and is not certified by Washington County.

Source: Washington County and SEWRPC



## Land and Water Resource Management Plan

An updated land and water resource management plan was adopted by the Washington County Board in October 2010.<sup>17</sup> The plan identifies eight priority issues related to County land and water resources, including development, fertilizer and pesticides, stormwater, animal waste, groundwater, soil sustainability and sedimentation, nonmetallic mining, and waste management issues. To address these issues, the plan identifies the following goals: improve and implement planning strategies that protect/preserve land and water resources; improve and protect surface and ground water through the proper use of fertilizers and pesticides; reduce the quantity and improve the quality of stormwater runoff from developed and developing areas; reduce the human and environmental risks posed by animal waste; protect and improve the quality and quantity of groundwater; protect and enhance the productivity and sustainability of all cropland; reduce sediment delivery into streams, lakes, and wetlands; assure reclamation of mines when operations are terminated; and reduce the human and environmental risks posed by hazardous waste. The objectives and actions that will be carried out in order to achieve the goals associated with each issue are set forth in a work plan, which identifies the agency or organization responsible for carrying out the listed action steps. The work plan contained within the 2nd Revision of the land and water resource management plan was updated in February 2015.<sup>18</sup>



**Animal waste management is one of eight priority issues identified by the Washington County Land and Water Resources Management Plan.**

The land and water resource management plan also incorporates the agricultural performance standards for runoff management required by Chapters NR 151 and ATCP 50 of the *Wisconsin Administrative Code*. The standards were also incorporated into the County land and water conservation ordinance (Chapter 15 of the *Washington County Code of Ordinances*), which specifies soil erosion control standards for farmland owners participating in the farmland preservation program, and the animal waste storage facility ordinance (Chapter 16 of the *Washington County Code*).

Additionally, several lake management districts and communities have developed lake management and lake protection plans. These plans are generally designed to address specific water resource objectives, such as reducing point and non-point source pollution, managing aquatic plants, or developing water quality monitoring strategies. Such plans are listed in Table 2.4.

## Aquatic Invasive Species Strategic Plan

Washington County secured an Aquatic Invasive Species Control Grant through the WDNR in 2010 and subsequently published the *Washington County Aquatic Invasive Species Strategic Plan* in 2013 as part of the County's effort to control aquatic invasive species (AIS). The plan describes AIS, which are generally non-native plant, animal, or pathogen species whose introduction has or is likely to cause economic, recreational, or environmental harm to human or other animal or plant health; describes how AIS can be detrimental; and pinpoints where AIS have been identified within the County. As part of the AIS control grant, Washington County employs an AIS Coordinator whose role is to increase citizen awareness of AIS, keep the WDNR abreast of AIS specific to Washington County, and to organize



**The County's aquatic invasive species strategic plan provides information on how aquatic invasive species can impact recreational opportunities on the County's waterbodies, such as Big Cedar Lake.**

<sup>17</sup> Documented in Land & Water Resource Management Plan (2nd Revision 2011-2020), 2010, prepared by the Land and Water Conservation Division of the Washington County Planning and Parks Department.

<sup>18</sup> The Land & Water Resource Management Work Plan (2016-2020) is available on the Land and Water Conservation Division page of the County website under Resource Management Plans.

**Table 2.4  
Existing Lake Management Plans in Washington County: 2016**

<b>Community</b>	<b>Report</b>	<b>Prepared By</b>	<b>Date of Publication</b>
Town of Erin	<i>Druid Lake Management Plan</i>	R.A. Smith & Associates, Inc.	1995
Town of Hartford and City of Hartford	<i>A Lake Protection and Aquatic Management Plan for Pike Lake, Washington County, Wisconsin<sup>a</sup></i>	SEWRPC	2017 <sup>b</sup>
Town of West Bend	<i>A Lake Protection and Recreational Use Plan for Silver Lake, Washington County (3rd Edition)</i>	SEWRPC	2017 <sup>b</sup>
Towns of West Bend and Polk	<i>A Water Quality Protection and Stormwater Management Plan for Big Cedar Lake, Washington County, Wisconsin, Volume 1 – Inventory Findings, Water Quality Analyses, and Recommended Management Measures; Volume 2 – Stormwater Management Plans for Three Pilot Subbasins</i>	SEWRPC, Washington County Land Conservation Department, Big Cedar Lake Protection and Rehabilitation District, and Cedar Lakes Conservation Foundation	2001
Town of West Bend	<i>An Aquatic Plant Management Plan for Little Cedar Lake, Washington County, Wisconsin</i>	SEWRPC	2004
Village of Richfield <sup>c</sup>	<i>Environmental Analysis of the Lands at the Headwaters of Gilbert Lake and Big Cedar Lake</i>	SEWRPC	1999
Washington County	<i>A Water Quality Management Plan for Friess Lake, Washington County, Wisconsin (2nd Edition)</i>	SEWRPC	1997
	<i>An Aquatic Plant Management Plan for Friess Lake, Washington County, Wisconsin</i>	SEWRPC	2008
	<i>A Lake Protection Plan for Bark Lake, Washington County, Wisconsin</i>	SEWRPC	2014
	<i>Surface Water Resources of Washington County, Wisconsin – Lake and Stream Classification Project: 2000</i>	SEWRPC, Washington County Planning and Parks Department, WDNR, and UW-Extension	2001
	<i>Washington County Aquatic Invasive Species Strategic Plan</i>	Washington County Planning and Parks Department	2013

<sup>a</sup> Updates the lake management plan for Pike Lake completed by SEWRPC in 2005.

<sup>b</sup> Publication pending.

<sup>c</sup> The Town of Richfield incorporated as a village on February 13, 2008.

Source: UW-Extension and SEWRPC

and implement AIS activities countywide.<sup>19</sup> In early 2017, Washington County was awarded a three-year AIS education prevention and planning grant from the WDNR for 2017 through 2019. The grant will continue to fund the AIS Coordinator and also help fund a part-time summer intern to help educate boaters at boat launches, which are typically the introduction point for new invasive species. The 2017-19 grant will also help maintain community outreach and education, including work with lake groups; conduct lake surveys; and update the countywide AIS strategic plan to help prevent and control AIS. Some of the required match for the AIS grant is being provided by lake groups, in the form of cash and donated labor and equipment.

### **Quaas Creek Watershed Protection Plan**

The *Quaas Creek Watershed Protection Plan* was adopted by the County Board in February 2004. The plan was created to address issues impacting the water quality and recreational use of Quaas Creek, located in the City of West Bend and Towns of Polk, Trenton, Jackson, and West Bend. These issues focus on future land development, especially the conversion of rural land use to urban land use, and the detrimental effects that development and land use changes may have on the hydrology, water quality, habitat quality, bank stability, and fisheries within Quaas Creek.

Management measures, developed by the Quaas Creek Watershed Protection Committee, have been recommended to address five major issues of concern. These issues include land conservation and management; runoff management and pollution reduction; stream protection and enhancement; watershed education and outreach; and monitoring and evaluation. The plan includes recommendations that are applicable to landowners and to the public agencies with jurisdiction within the watershed.

### **Hazard Mitigation Plan**

As of 2016, SEWRPC was working in collaboration with the Washington County Planning and Parks Department and the Washington County Emergency Management Office to prepare a hazard mitigation plan for Washington County. In outlining a strategy for mitigating the hazards that could potentially impact the County or any of the municipalities located within the County, the plan considers numerous hazard conditions, such as flooding; severe weather conditions (wind storms, tornadoes, periods of extreme heat or cold, and winter storms); and hazardous materials situations. The plan is focused on lasting or permanent hazard mitigation measures that are designed to reduce the exposure to, probability of, or potential loss from hazardous events. Such measures tend to focus on actions related to where and how to build structures, education to reduce losses or injury, and programs to improve the safety of identified hazard areas.

The mitigation plan should be considered compatible with local emergency operations plans. Numerous such plans have been developed at the local level, often involving mutual assistance and cooperation agreements between local units of government in adjoining municipalities both within and outside Washington County.<sup>20</sup> The plan complements, refines, and focuses the *State Hazard Mitigation Plan of Wisconsin* on local conditions and hazards likely to occur or be experienced within Washington County and Southeastern Wisconsin.<sup>21</sup>

The plan development process is intended to encourage innovative programming and leadership and to build constructive partnerships with local units of government, businesses, and other stakeholders with a shared interest and obligation in protecting the safety and economic stability of Washington County. Approval of the plan by the Federal Emergency Management Agency (FEMA) and adoption of the plan by the County Board makes the County eligible to apply for grants for hazard mitigation, flood mitigation assistance, and pre-disaster mitigation from the FEMA, which are administered by the Wisconsin Division of Emergency Management. The grant programs can be used for projects such as acquisition of flood-prone properties, structure acquisition and demolition or relocation, and flood-proofing or elevating structures in the floodplain.

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<sup>19</sup> *As result of a collaboration between Washington and Waukesha Counties and the latter's receipt of a WDNR grant, the Washington County AIS Coordinator, originally a part-time position, became a joint coordinator for both Counties with seasonal support from a WDNR intern in early 2016, enabling the Counties to establish a coordinated effort in and around their inland waters.*

<sup>20</sup> *Emergency operations plans describe how people and property will be protected in disaster and disaster threat situations; detail who is responsible for carrying out specific actions; identify the personnel, equipment, facilities, supplies, and other resources available for use in the disaster; and outline how all actions will be coordinated.*

<sup>21</sup> *Wisconsin Emergency Management, State Hazard Mitigation Plan of Wisconsin, October 2011.*

## **Wisconsin Department of Natural Resources (WDNR) Master Plans**

Chapter NR 44 of the *Wisconsin Administrative Code* requires each WDNR property to have a “master plan” that establishes the goals and objectives for the property and identifies how the area will be managed and developed. These plans are designed to clearly communicate to the public how the property will “look” and what benefits the property will provide. The WDNR has adopted individual master plans for the Kettle Moraine State Forest–Northern Unit, the Kettle Moraine State Forest–Loew Lake Unit, and for the Kettle Moraine State Forest–Pike Lake Unit. The recently adopted Northern Kettle Moraine Region Master Plan encompasses nine wildlife, fish, and natural areas amounting to about 15,900 acres within Washington County as well as Calumet, Dodge, Fond du Lac, Manitowoc, Ozaukee, and Sheboygan Counties. The State-owned properties in Washington County include the Allenton Wildlife Area, the Jackson Marsh Wildlife Area, and the Theresa Wildlife Area. Summaries of the Northern Kettle Moraine Region Master Plan and the individual master plans for the aforementioned Kettle Moraine Units are provided in the following sections.

### ***Kettle Moraine State Forest–Northern Unit Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1991 to guide management of the Kettle Moraine State Forest–Northern Unit, which lies in the Town of Kewaskum and extends north into Fond du Lac and Sheboygan Counties. The property is primarily used for recreational activities such as camping, picnicking, fishing, nature study, cross-country skiing, bicycling, and swimming. The plan’s major recommendations include property boundary adjustments with 6,849 acres in land acquisitions and the removal of 58 acres from the project boundary for a total project boundary of 36,391 acres; improvements to timber and vegetation areas; construction and management of recreation facilities, including new campsites, facilities, playground equipment, shelters, and the designation of specific trails for mountain bike use and areas for archery hunting; designating State Natural Areas and habitat preservation areas, including the implementation of programs to protect and restore State endangered, threatened, and special concern species; developing, restoring, and maintaining wildlife areas, including the restoration of 48 wildlife impoundments/wetlands and cropping 2 percent of the forest land; lake improvements; and cultural resource management.

### ***Kettle Moraine State Forest–Loew Lake Unit Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1996 to guide management of the Kettle Moraine State Forest–Loew Lake Unit, which lies in the Town of Erin and the Village of Richfield and includes 1,070 state-owned acres. The plan’s major recommendations include land acquisitions to result in a project boundary encompassing 2,133 acres; vegetation management activities, such as thinning conifer plantations and hardwood stands to promote growth and desired species composition, restoring native prairies and grasslands, and developing forest-management demonstration areas; construction and management of low-impact recreation facilities and support facilities; development, restoration, and maintenance of wildlife areas, including restoring wetlands, promoting trapping opportunities, and creating wildlife habitat-management demonstration areas; lake improvements such as protecting and enhancing habitat for game and non-game fish species; protection of endangered resources; and cultural resource management.

### ***Kettle Moraine State Forest–Pike Lake Unit Master Plan***

The Wisconsin Natural Resources Board adopted a master plan for the 722-acre Kettle Moraine State Forest–Pike Lake Unit in October 2009. The plan recommends land acquisitions to expand the project boundary to 3,540 acres; expansions of the recreational trail network and camping facilities; improved lake access; the provision of hunting and trapping opportunities where appropriate; development of a new educational/interpretive center, amphitheater, and shop and storage facilities; enhanced vegetative management to support a large contiguous block of closed-canopy hardwood forest, protect open-canopy and lowland wetland communities, maintain permanent and ephemeral ponds, and enhance smaller tracts of grassland and shoreline habitat.

### ***Northern Kettle Moraine Region Master Plan***

The Northern Kettle Moraine Region master plan, adopted in May 2016, incorporates information from previously completed master plans. The primary recreational and habitat management goals for the State-owned properties within the Northern Kettle Moraine Region include providing quality hunting, fishing, trapping, nature-based recreation and research opportunities; improving the habitat quality and productivity for game and non-game species by enhancing native communities; and coordinating with



public, private, and non-profit partner organizations to improve recreational opportunities and increase management efficiency. As result, the plan contains objectives and recommendations for both habitat and public use management for each of the State Wildlife Areas in the County.

The plan's recommendations for the Allenton Wildlife Area, which encompasses 1,160 acres in the Town of Addison, entail the creation of larger blocks of forest; adjustments to property boundaries with a net expansion of 105 acres; and improvements to Allenton Creek that enhance the in-stream habitat, ensure angler access along the stream, and maintain the trout stream's Class 2 status. Plan recommendations for the Jackson Marsh Wildlife Area, a 2,518-acre property in the Town of Jackson, include the creation of larger blocks of hardwood forest; improvements to the quality of grassland habitat; a 366-acre increase in the amount of the existing property's acreage that is designated as a state natural area; boundary adjustments amounting to an overall property reduction of 10 acres; and development of a 39-acre dog training site. In relation to the Theresa Wildlife Area, which totals 5,309 acres partially located in the Towns of Addison and Wayne, the plan recommends increasing the property's grassland habitat; expanding the project boundary by 461 acres and the acquisition goal by 500 acres to improve public access and management efficiency; maintaining the current water management regime and infrastructure to provide seasonal habitat for migrating waterfowl, shorebirds, and wildlife; adding a dog training area; and providing additional recreation opportunities within the property by reducing closed areas by 877 acres.

### ***North Branch Milwaukee River Wildlife and Farming Heritage Area Feasibility Study***

Following approval by the Wisconsin Natural Resources Board in August 2002, the WDNR established the North Branch Milwaukee River Wildlife and Farming Heritage Area. The area's project boundary encompasses 19,487 acres, 1,477 acres of which are lands under Federal, State, or private ownership that are publicly accessible and may contain easements. The project area encompasses river and stream corridors, large wetland complexes, three major lakes, numerous minor lakes and ponds, forest, and rural/agricultural lands within the Milwaukee River basin in northeastern Washington, northwestern Ozaukee, and southwestern Sheboygan Counties. Portions of the Town of Farmington are included in the project boundary.

In addition to protecting the area's natural resources, restoring native plant communities and wetlands to improve wildlife habitat and water quality, and providing nature-based outdoor recreation and education opportunities, one of the primary goals of the North Branch Milwaukee River Wildlife and Farming Heritage Area is to help maintain farming as a viable land use in the area. To achieve this goal, the feasibility study recommends that the WDNR employ a variety of real estate tools such as the purchase of development rights, fee simple acquisition, conservation easements, donations, public/private partnership/cost-shared acquisitions, and landowner participation in other State and Federal land conservation programs (i.e., Conservation Reserve, Wildlife Habitat Incentive, and Wetland Reserve Programs). For example, the WDNR may offer to purchase the development rights on agricultural lands, a technique that allows a willing landowner to sell the value of his or her right to develop the property with non-agricultural uses while retaining underlying ownership. The WDNR has set up a locally-based citizen advisory committee to both guide the purchase of land and development rights in the area as well as advise the WDNR on how the lands that it purchases are used and managed. As result, the WDNR hopes to ensure farming as a feasible use well into the future within the project area.

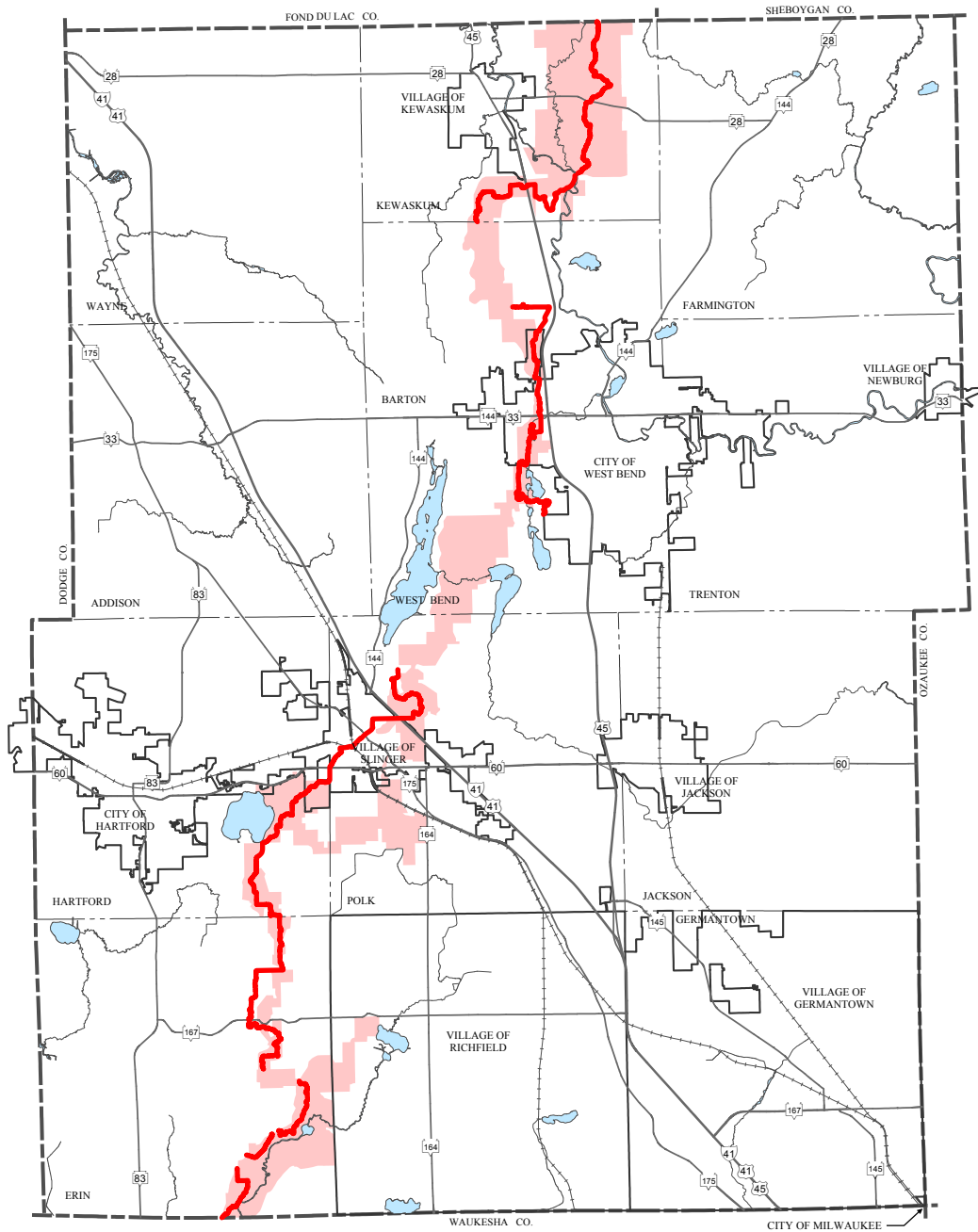
### ***Ice Age Trail Corridor Plan***

The Ice Age Trail, which extends approximately 1,000 miles across the State of Wisconsin along the terminus of the last continental glacier, was designated as a National Scenic Trail by the U.S. Congress in 1980. The trail is administered by the National Park Service in cooperation with the WDNR and the Ice Age Park and Trail Foundation. The trail corridor, established by the National Park Service in October 1995 and approved by the Wisconsin Natural Resources Board in April 1996, is located in the western portions of Walworth, Waukesha, and Washington Counties in Southeastern Wisconsin. The trail and trail corridor within Washington County are shown on Map 2.3. The trail is open to pedestrian



**The Ice Age Trail is a designated National Scenic Trail that is open to pedestrian uses, such as hiking.**

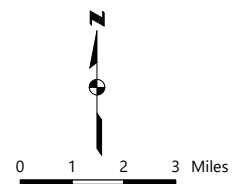
## Map 2.3 Ice Age Trail Corridor and Existing Trail Segments in Washington County: 2016



- EXISTING ICE AGE TRAIL SEGMENTS
- ICE AGE TRAIL CORRIDOR

Notes: The Ice Age Trail corridor is an area within which the Ice Age Trail may pass in the future, based on a 1995 planning process. Only willing landowners participate in the completion of the Ice Age Trail.

Source: Ice Age Trail Alliance, Washington County, and SEWRPC



travel only, including hiking, snowshoeing, and limited cross-country skiing. Such uses as biking, horseback riding, and snowmobiling are not permitted.<sup>22</sup>

### **Jurisdictional Highway System Plan**

The Washington County Board of Supervisors adopted an updated jurisdictional highway system plan in 2008.<sup>23</sup> Arterial streets are streets and highways that are principally intended to provide a high degree of travel mobility, serving the through movement of traffic and providing transportation service between major subareas or activity centers in the County or providing routes through the County.



**The jurisdictional highway system plan recommends a jurisdictional system that assures the maintenance of an integrated network of State, County, and local arterial streets and highways in the County.**

The Washington County jurisdictional highway system plan refined the Washington County arterial street and highway element of the year 2035 regional transportation plan. The regional plan included recommendations concerning the general location, type, capacity, and service levels of arterial streets and highways. The jurisdictional highway system plan, as the first step toward plan implementation, specifies the level and unit of government that should have responsibility for acquiring, constructing, maintaining, and operating each arterial street, including proposed new streets or additional lanes or other improvements to provide additional traffic-carrying capacity to meet existing and planned traffic demand. The jurisdictional highway system plan addresses changing traffic demands and patterns in Washington County, and recommends a jurisdictional system that reflects anticipated changes in land use and development patterns and assures the maintenance of an integrated network of State, County, and local arterial streets and highways within the County. The jurisdictional highway system plan adopted in 2008 was further refined, with respect to capacity improvements, as part of the VISION 2050 regional land use and transportation plan. The Jurisdictional Highway Plan Advisory Committee provided input regarding the changes included in the VISION 2050 plan. Additional information about the arterial street system and related plan recommendations are presented in the Transportation Element (Chapter 8).

### **Washington County Transit System Development Plan**

At the request of Washington County, SEWRPC updated the *Washington County Transit System Development Plan*<sup>24</sup> in 2015 to help the County's transit system respond to changes in residential, industrial, and commercial development and to adjust service to reflect the needs of existing Washington County Transit System users. The plan presents an operations analysis and short-range service plan alternatives for the years 2015 through 2019.



**The transit system development plan incorporates standards and objectives to evaluate the County's transit system, including the Washington County Commuter Express bus system.**

The plan incorporated standards and objectives that were identified and developed under the guidance of an advisory committee to evaluate the County's existing transit system, including the Washington County Commuter Express (WCCE) bus system and shared-ride taxi system. The plan presents recommended transit

<sup>22</sup> *The few sections of the Ice Age Trail that use the same corridor as State rail trails, all of which are located outside of Washington County, allow for bicycling and snowmobiling on the rail trail corridor. ATVs and other motorized vehicles are not permitted on any segment of the Ice Age Trail.*

<sup>23</sup> *Documented in SEWRPC Planning Report No. 23, 2nd edition, A Jurisdictional Highway System Plan for Washington County, July 2008. The first edition of the plan was completed in 1974 and was updated in 1990 and 2002.*

<sup>24</sup> *Documented in SEWRPC Community Assistance Planning Report No. 317, Washington County Transit System Development Plan, March 2015.*

service changes to be provided under three alternatives that consider a range of Federal, State, and local funding levels; specifically, services to be provided if funding levels are maintained, reduced, or increased. The County's transit system is described in further detail in Chapter 8.

### **Public Transit-Human Services Transportation Coordination Plan for Washington County**

Initially completed in 2008, the County's public transit-human services transportation coordination plan is intended to provide a framework to assist community leaders, human services agencies, and public transit agencies to improve transportation services for seniors and people with disabilities in Washington County. The plan was prepared in response to Federal Transit Administration (FTA) regulations. Transit projects using funds from the FTA's Enhanced Mobility for Seniors and Individuals with Disabilities Program (Section 5310) must be derived from a locally developed plan for public transit and human services transportation coordination. The Section 5310 Program funds assist with the purchase of specialized transit vehicles used to serve seniors and people with disabilities, and provide capital and operating assistance for public transportation services that go beyond the requirements of the Americans with Disabilities Act.

The plan assesses the transportation needs of seniors and people with disabilities in the County, identifies unmet needs or service gaps, and presents a prioritized list of strategies. The strategies are intended to improve transit services and reduce costs by focusing on coordination strategies that use existing public, private, and nonprofit agency resources. The plan was updated in 2012 and 2016.<sup>25</sup>

### **Washington County Bikeway and Trail Network Plan**

As of 2016, the County was developing a bikeway and trail network plan in an effort to increase opportunities for non-motorized vehicle transportation. The plan, which has received funding from the Wisconsin Department of Transportation, will include recommendations to develop a countywide network of bicycle and pedestrian trails and routes that can be integrated into a user's daily routine to enable County residents to access a greater variety of destinations using alternate modes of transportation. The plan will focus on the creation of trails and routes that provide accessibility to essential services, such as schools, commercial centers, and major employment centers, and on establishing and improving connections between existing trails throughout Washington County and adjoining counties to provide varied recreational opportunities. The plan will provide recommendations for policies, programs, and ordinances that will support development of a safe and accessible network of trails which encourage active lifestyles in a way that is safe, comfortable, and enjoyable for all users. It is anticipated that the plan will be completed in 2019.



**The bikeway and trail network plan will include recommendations to develop a countywide network of bicycle and pedestrian trails and routes that can be integrated into a user's daily routine.**

### **Washington County Plan on Aging**

In July 2007, Washington County developed an Aging and Disability Resource Center (ADRC) whose mission is to empower and assist all seniors, adults with disabilities, and their families by providing information to help them make informed choices to maintain independence and remain safely in their community. The ADRC includes an Aging Unit, which advocates for older adults so that they can receive the appropriate benefits and services to which they are entitled; several citizen councils and committees of elected officials; and a Commission on Aging, which acts as a liaison committee to the Washington County Board of Supervisors.

As a component of the ADRC, the Aging Unit provides a comprehensive resource for older people and has developed a plan intended to assure that the County's older residents have the opportunity to realize their full potential and to participate in all areas of community life. According to the plan, the Aging Unit will provide accurate, up to date information to ensure that older adults have the ability to understand what tools are available to them so that they may make good decisions that protect their independence and well-

<sup>25</sup> Documented in SEWRPC Memorandum Report No. 212, A Public Transit-Human Services Transportation Coordination Plan for Washington County: 2012, February 2013 (preparation of updated plan report was underway as of 2016).

being. The plan includes recommendations for information and referral services, including caregiver classes and counseling support; energy assistance services; and health and wellness services, such as exercise programs, home-delivered meals, access to durable medical equipment on loan, and ongoing education about changes to Medicare programs. The plan also recommends the creation of an advisory group to ensure that older adults can exercise their right to vote and have a voice in local, State, and Federal issues.

### **County Shoreland, Wetland, and Floodplain Zoning Ordinance**

Under Section 59.692 of the *Wisconsin Statutes*, counties are responsible for regulating shoreland areas within unincorporated (town) areas. Shorelands are defined as all land lying within 1,000 feet of the ordinary high-water mark of a navigable lake, pond, or flowage; or within 300 feet of the ordinary high-water mark of a navigable river or stream or to the landward side of the floodplain, whichever distance is greater. Standards for county shoreland zoning ordinances are set forth in Chapter NR 115 of the *Wisconsin Administrative Code*. Chapter NR 115 sets forth requirements regarding lot sizes and building setbacks; restrictions on cutting of trees and shrubbery; and restrictions on filling, grading, lagooning, dredging, ditching, and excavating that must be incorporated into county shoreland zoning regulations. In addition, Chapter NR 115 requires that counties place all wetlands within the statutory shoreland zoning jurisdiction area into a wetland conservancy zoning district to ensure their preservation after completion of wetland inventories by the WDNR.



**The Washington County shoreland zoning ordinance includes restrictions on the removal of vegetation and filling, grading, and excavating within the shoreland area.**

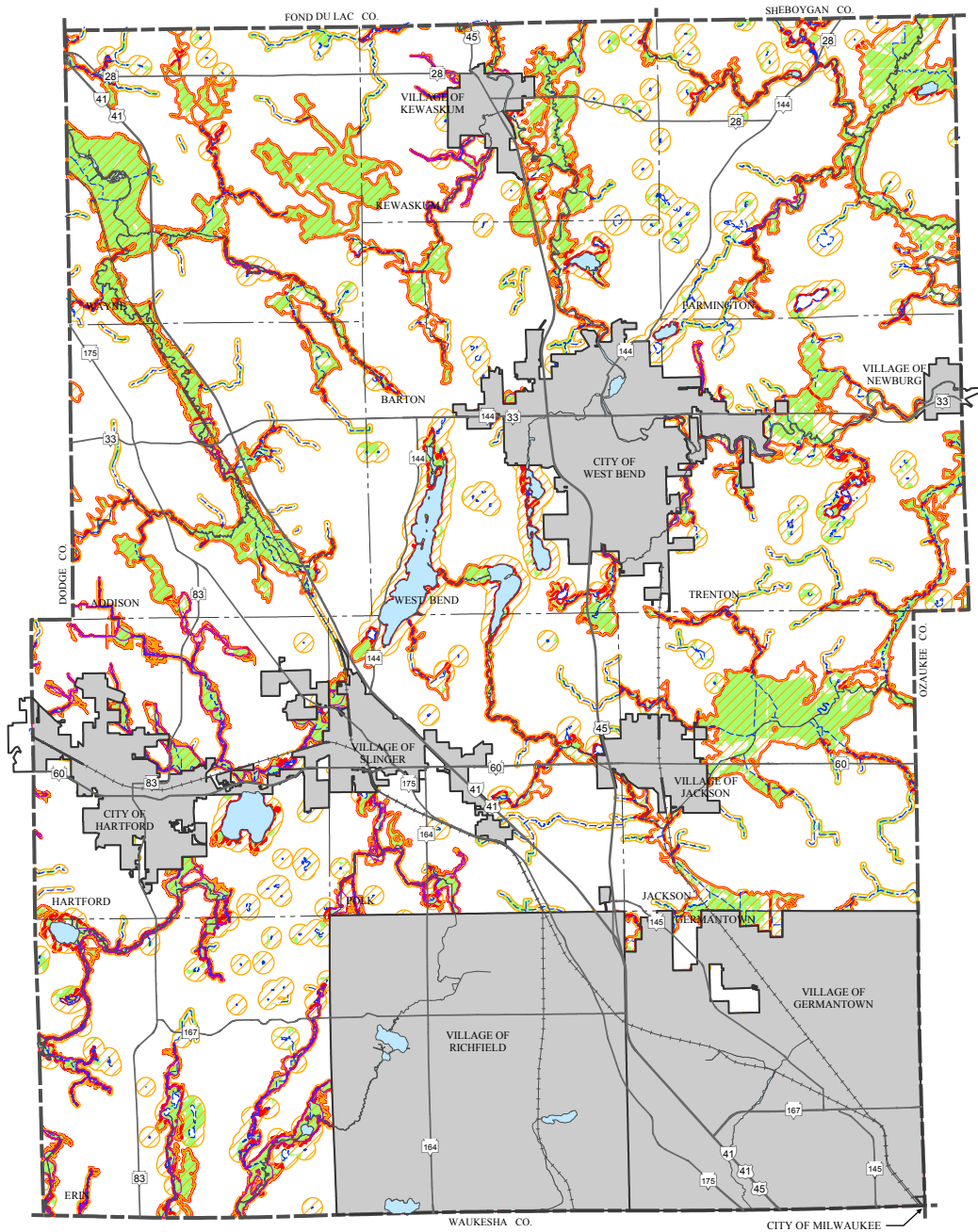
The Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance is set forth in Chapter 23 of the *Washington County Code*. The County's shoreland zoning ordinance applies to shorelands, shoreland-wetlands, and floodplains in all unincorporated (town) areas within the County as depicted on Map 2.4, generally protecting these areas from intensive development. The ordinance includes restrictions on uses in wetlands located within the shoreland and limits the types of uses that can occur within the 100-year floodplain to prevent damage to structures and property and to protect the floodwater conveyance and storage capacity of floodplains. The ordinance also includes restrictions on the removal of vegetation and filling, grading, and excavating within the shoreland area. Most structures must be set back a minimum of 75 feet from the ordinary high-water mark of navigable rivers, streams, and water bodies. The ordinance was amended in 2016 to comply with recent changes to State law limiting the ability of counties to enforce shoreland zoning regulations that are more restrictive than State standards.

County shoreland regulations continue to apply in areas annexed by a city or village after May 7, 1982 and in cities and villages incorporated after April 30, 1994 unless the city or village adopts shoreland regulations under Section 61.353 (for villages) or Section 62.233 (for cities) of the *Wisconsin Statutes*. The city and village shoreland regulations generally require a 50-foot building setback from navigable waters on annexed shorelands within the city or village. Where County regulations continue in effect, the city or village is responsible for enforcing the County ordinance. Cities and villages are also required to regulate wetlands within shoreland areas, including those that were in the city or village prior to 1982, under Chapter NR 117 of the *Wisconsin Administrative Code*; and to enforce the minimum floodplain standards set forth in Chapter NR 116 of the *Wisconsin Administrative Code* within all floodplain areas of the city or village.

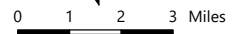
### **County Nonmetallic Mining Reclamation Ordinance**

The Washington County nonmetallic mining reclamation ordinance (Chapter 18 of the *Washington County Code of Ordinances*) was established to ensure the effective reclamation of nonmetallic mining sites in Washington County in compliance with Chapter NR 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes*. The requirements of the ordinance apply to all operators of nonmetallic mining sites within Washington County operating or commencing operation after August 1, 2001, except for nonmetallic mining sites located in a city, village, or town that has adopted a local mining reclamation ordinance that meets State requirements, in which case the local ordinance requirements apply. The Towns of Germantown, Jackson, and Wayne have each adopted a town nonmetallic mining

**Map 2.4**  
**Shoreland and Floodplain Zoning in Unincorporated Portions of Washington County: 2016**



- 100-YEAR FLOODPLAIN BOUNDARY
- 100-YEAR FLOODWAY BOUNDARY
- NAVIGABLE STREAM OR WATERBODY
- SHORELAND WETLANDS
- AREAS REGULATED BY THE WASHINGTON COUNTY SHORELAND AND FLOODPLAIN ZONING ORDINANCE



Source: Washington County and SEWRPC

ordinance and administer their own town ordinance. The Towns of Barton, Kewaskum, and Hartford have each adopted a Town nonmetallic mining ordinance and have each entered an agreement with the County for administration of their ordinance by the County. The County nonmetallic mining ordinance applies in the Towns of Addison, Erin, Farmington, Polk, Trenton, and West Bend as well as in all cities and villages in the County. Washington County is responsible for the review and approval of reclamation plans for nonmetallic mines in these local governments in accordance with County ordinance requirements. Local zoning regulations may also apply to nonmetallic mining operations.



**The County nonmetallic mining reclamation ordinance was established to ensure the effective reclamation of nonmetallic mining sites in Washington County.**

The County ordinance requires that a reclamation plan be prepared and submitted for approval by the Land and Water Conservation Division of the Planning and Parks Department. The ordinance includes minimum standards for surface water and wetland protection, groundwater protection, topsoil management, final grading and slopes, topsoil redistribution for reclamation, site stabilization, and re-vegetation. The ordinance also sets forth the criteria for assessing completion of successful site reclamation, intermittent mining, and maintenance.

### **Erosion Control and Stormwater Management**

Stormwater management and construction site erosion and sedimentation control ordinances act to protect water quality as well as to protect and promote public health, safety, and general welfare by minimizing the amount of sediment and other pollutants carried to lakes, streams, and wetlands by stormwater and runoff discharged from construction sites or land disturbing activities.



**The County's erosion control and stormwater management ordinance includes requirements for land development and land disturbing activities to minimize environmental damage caused by soil erosion and stormwater runoff during and after construction.**

Sections 59.693, 92.07(15), and 281.33(3m) of the *Wisconsin Statutes* grant authority to counties to adopt ordinances for the prevention of erosion from construction sites and the management of stormwater runoff from land development within their county. Sections 62.234 (for cities), 61.354 (for villages), 60.627 (for towns), and 281.33 (3m) (for cities, villages, and towns) of the *Wisconsin Statutes* grant similar authority to cities, villages, and towns for their individual jurisdictions. Table 2.5 sets forth the erosion control and/or stormwater management ordinances that are enforced within Washington County and communities within the County.

The Washington County erosion control and stormwater management (ECSM) ordinance is set forth in Chapter 17 of the *Washington County Code of Ordinances*. The ordinance includes requirements for land development and land disturbing activities designed to minimize sedimentation, water pollution, flooding, and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during construction and after land development. The ECSM ordinance applies to all unincorporated lands in Washington County unless a Town Board has adopted an ordinance at least as restrictive as the County ordinance. County ordinance requirements continue in effect in any area annexed by a city or village, unless the municipality enforces an ordinance that complies with the minimum standards established by the WDNR and is at least as restrictive as Washington County's ECSM ordinance. In 2016, to comply with the current stormwater runoff provisions and regulations in Chapter NR 151, "Runoff Management," of the *Wisconsin Administrative Code*, Washington County updated and adopted amendments to the County ECSM ordinance and developed and distributed a model ECSM ordinance for communities to consider modifying and adopting as their local ordinances.

**Table 2.5**  
**Erosion Control and/or Stormwater Management Ordinances**  
**Adopted Within Washington County: 2016**

<b>Community</b>	<b>Ordinance or Codification Number</b>	<b>Administrator or Contact</b>
Washington County	Chapter 17 - County Code	LWCD <sup>a</sup>
City of Hartford	Chapter 20 - City Code	City
City of West Bend	Chapters 22 and 23 - City Code	City
Village of Germantown	Chapters 27 and 29 - Village Code	Village
Village of Jackson	Chapters 15 and 17 - Village Code	Village
Village of Kewaskum	Chapter 87 - Village Code	Village
Village of Newburg	Chapter 152 - Village Code	Village
Village of Richfield	Chapter 167 - Village Code	Village
Village of Slinger	Chapter 33 - Village Code	Village
Town of Addison	Chapter 190- Town Code	Town
Town of Barton	Chapter 17 - County Code	LWCD
Town of Erin	Chapter 17 - County Code	LWCD
Town of Farmington	1-2001 of Town Code Chapter 25	LWCD
Town of Germantown	Chapter 17 - County Code	LWCD
Town of Hartford	Chapter 17 - County Code	LWCD
Town of Jackson	Section 9 - Town Code	Town
Town of Kewaskum	Chapter 19 - Town Code	Town
Town of Polk	Chapter 19 - Town Code	LWCD
Town of Trenton	Chapter 200 - Town Code	LWCD
Town of Wayne	Town Ordinance W-99-6	Town
Town of West Bend	Town Ordinance 98-14	Town

<sup>a</sup> Denotes administration by the Land and Water Conservation Division (LWCD) of the Washington County Department of Planning and Parks.

Source: Washington County and SEWRPC

The Towns of Addison, Jackson, Kewaskum, Wayne, and West Bend have each adopted and administer a town erosion control and stormwater management ordinance. The Towns of Farmington, Polk, and Trenton have also each adopted a town erosion control and stormwater management ordinance and have each entered into an intergovernmental agreement with Washington County for County administration of the ordinances. The Towns of Barton, Erin, Germantown, and Hartford are regulated under the County's ECSM ordinance.

Chapter NR 216, "Stormwater Discharge Permits," of the *Wisconsin Administrative Code*, which is intended to reduce the discharge of pollutants carried by stormwater, requires county and local governments in urbanized areas (identified based on population and density) to obtain a Wisconsin Pollutant Discharge Elimination System (WPDES) stormwater discharge permit and to meet State standards to control pollution that enters a municipal separate storm sewer system (MS4).<sup>26</sup> The code also requires that the designated municipality, whether a county or a local government, develop a storm sewer system map; a public information and education program; a stormwater and erosion control ordinance; an illicit discharge detection program; and a plan to reduce suspended solids in stormwater runoff. A report on a county or local government's progress in meeting the requirements must be submitted to the WDNR annually.

Chapter NR 151, Subchapter III–Part 13, of the *Wisconsin Administrative Code* requires that municipalities with a WPDES permit control the amount of total suspended solids (TSS) in stormwater runoff from existing urban areas as compared to stormwater runoff from areas of existing development with no controls. Per NR 216.02, the type of permit that a municipality needs depends upon the size of the population served by the MS4.<sup>27</sup> Owners or operators of a municipal MS4 within an urbanized area or serving incorporated areas with a population of 100,000 or more are required to obtain a Phase I stormwater discharge permit.

<sup>26</sup> A municipal separate storm sewer system, or MS4, is a conveyance or system of conveyances that is owned by a state, city, town, village, or other public entity that discharges to waters of the U.S.; designed or used to collect or convey stormwater (e.g., storm drains, pipes, ditches); not a combined sewer; and not part of a sewage treatment plant, or publicly owned treatment works.

<sup>27</sup> As determined by the U.S. Bureau of the Census based on the latest decennial census.



Consequently, in Washington County the Villages of Germantown and Richfield, both of which are identified by the U.S. Bureau of the Census as part of the Milwaukee urbanized area, must obtain a municipal storm water discharge permit from the WDNR under Phase I MS4 stormwater regulations. As part of a group containing a total of 11 municipalities in the Menomonee River watershed, which is identified as the Menomonee River Watershed Permittees, the Village of Germantown has a permit to discharge storm water from all portions of the MS4s owned or operated by the group of municipalities to waters of the State in the Menomonee River, Fox River, Kinnickinnic River, Root River, and Cedar Creek watersheds. The Village of Richfield and Washington County had been granted an exemption from Phase 1 general permit requirements.

Phase II MS4 regulations of NR 216 require an owner or operator of a municipal MS4 serving a population of 10,000 or more and a population density of 1,000 or more people per square mile to obtain a Phase II WPDES stormwater discharge permit. As a result of Phase II requirements, Washington County; the Cities of Hartford and West Bend; the Villages of Jackson, Kewaskum, Richfield, and Slinger; and the Towns of Hartford and West Bend are required to obtain Phase II permits. Washington County is required to obtain a permit only for coverage of its facilities in the County's Phase II communities as well as within the urbanized portions of the Villages of Germantown and Richfield. The WDNR has granted a general permit to all of the Phase II municipalities within the County.

In addition, regardless of whether a municipality is required to have a stormwater discharge permit under Chapter NR 216, Chapter NR 151 requires that all construction sites that have one acre or more of land disturbance must limit the amount of sediment that runs off the site to no more than five tons per acre per year from initial grading to final stabilization. With certain limited exceptions, those sites required to have construction erosion control permits must also have post-development stormwater management practices to reduce the total suspended solids (sediment) that would otherwise run off the site on an annual average basis by 80 percent for new development, 40 percent for parking areas and roads within redevelopment, and 80 percent for infill development. If it can be demonstrated that the solids reduction standard cannot be met for a specific site, total suspended solids must be controlled to the maximum extent practicable.

### **Washington County Land Division Ordinance**

The Washington County Land Division Ordinance is set forth in Chapter 24 of the *Washington County Code of Ordinances*. The ordinance supplements the provisions of Chapter 236 of the *Wisconsin Statutes*, which sets forth minimum requirements for land divisions in Wisconsin. Information about local land division ordinances is provided in Section 2.4 of this Chapter.

## **2.3 CITY, TOWN, AND VILLAGE PLANS**

### **Local Comprehensive Plans**

Many communities in Southeastern Wisconsin have a long history of planning to guide growth and development in their jurisdictions. Historically, State law authorized, but did not require, local planning, and State law granted broad flexibility as to the contents of such plans. Section 62.23 of the *Wisconsin Statutes* grants cities and Section 61.35 grants villages the authority to prepare and adopt local master plans or plan elements, such as a community land use plan. Section 60.10(2)(c) of the *Wisconsin Statutes* gives towns the authority to prepare and adopt a local master plan under Section 62.23 provided a town adopts village powers and creates a town plan commission. All of the towns in Washington County have adopted village powers and created a plan commission.

State law concerning land use planning was changed in 1999 when the Wisconsin Legislature enacted legislation that effectively required communities to adopt a comprehensive plan by January 1, 2010, in order to enforce zoning, land division, and official mapping ordinances.<sup>28</sup> Further, those zoning, land division, and official mapping ordinances must be consistent with the comprehensive plan. The comprehensive planning law, sometimes referred to as the State's "Smart Growth" law, applies to every city, village, town, and county that administers a zoning, land division, or official map ordinance. As a result, the County and every local government in Washington County has adopted a comprehensive plan to comply with the law.

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<sup>28</sup> Set forth in Section 66.1001 of the Wisconsin Statutes.

As shown in Table 2.6, the Town of West Bend; the Villages of Germantown, Richfield, and Slinger; and the Cities of Hartford and West Bend each adopted an independently prepared comprehensive plan. The Village and Town of Jackson partnered to prepare and adopt a multi-jurisdictional comprehensive plan. The Village of Kewaskum and the Towns of Addison, Barton, Erin, Farmington, Hartford, Kewaskum, Polk, Trenton, and Wayne have each adopted a local comprehensive plan that was prepared as part of the county-local multi-jurisdictional process conducted in Washington County from 2005 to 2009. The Town of Germantown adopted the county-local multi-jurisdictional plan prepared for Washington County as its comprehensive plan. The Village of Newburg adopted a local plan that was prepared as part of the Ozaukee County multi-jurisdictional planning process conducted from 2004 to 2009. With the exception of the Village of Germantown, each City and Village plan includes adjacent Town lands beyond City and Village corporate limits at the time that this plan update was adopted.

As noted in Chapter I, Section 66.1001(2)(i) of the State's comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years. Comprehensive plan updates are considered plan amendments. This plan update will serve as an amendment to the multi-jurisdictional plan adopted by the County Board in 2008, which serves as the County's comprehensive plan. The only community within Washington County to have completed and adopted a 10-year comprehensive plan update as of 2016 is the Village of Richfield.<sup>29</sup>

### **Municipal Boundary Agreements**

The *Wisconsin Statutes* provide several options for neighboring cities, villages, and towns to cooperatively determine common boundaries. Section 66.0307 of the *Wisconsin Statutes* allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan. Section 66.0307 envisions the cooperative preparation of a plan for the affected area by the local units of government concerned and prescribes in detail the contents of the cooperative plan. The cooperative plan must identify agreed-upon boundary changes and existing boundaries that will not change during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan. A boundary agreement can also be achieved under Section 66.0225, which allows communities who are parties to a court action to enter into a written stipulation determining a common boundary. In addition, communities can agree upon common boundaries under Section 66.0301, the "Intergovernmental Cooperation" statute. Current cooperative boundary agreement areas are shown on Map 2.5.

### **Village and Town of Jackson**

The Village of Jackson and Town of Jackson entered into a revenue sharing agreement and cooperative boundary agreement under Section 66.0225 of the *Wisconsin Statutes* in September 1999. The agreement specified changes in the Village boundary planned to occur by January 1, 2015. The Village agreed to provide sewer and water services to lands in the Town provided that adequate capacity was available and all costs were paid by the Town, landowner, or developer. The Village agreed not to annex land outside the 2015 boundary area established by the agreement prior to January 1, 2015. Based on objections by landowners affected by the boundary change, modifications to the agreement were developed during 2016 and 2017.<sup>30</sup>

### **City and Town of West Bend**

In 2001, the City and Town of West Bend approved a cooperative boundary plan under Section 66.0307 of the *Wisconsin Statutes*. The plan specifies boundary changes between the two jurisdictions and sets forth recommended future land uses for areas affected by the plan, termed the "Boundary Adjustment Area." The plan also identifies areas that will remain in the Town for the period of the agreement. Map 2.4 shows the planned sewer service area for the City, the future extent of the City of West Bend corporate limits in what is now the Town of West Bend, and areas within the City of West Bend sewer service area that will remain in the Town.

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<sup>29</sup> Documented in Village of Richfield Comprehensive Plan: 2014-2033, November 2014.

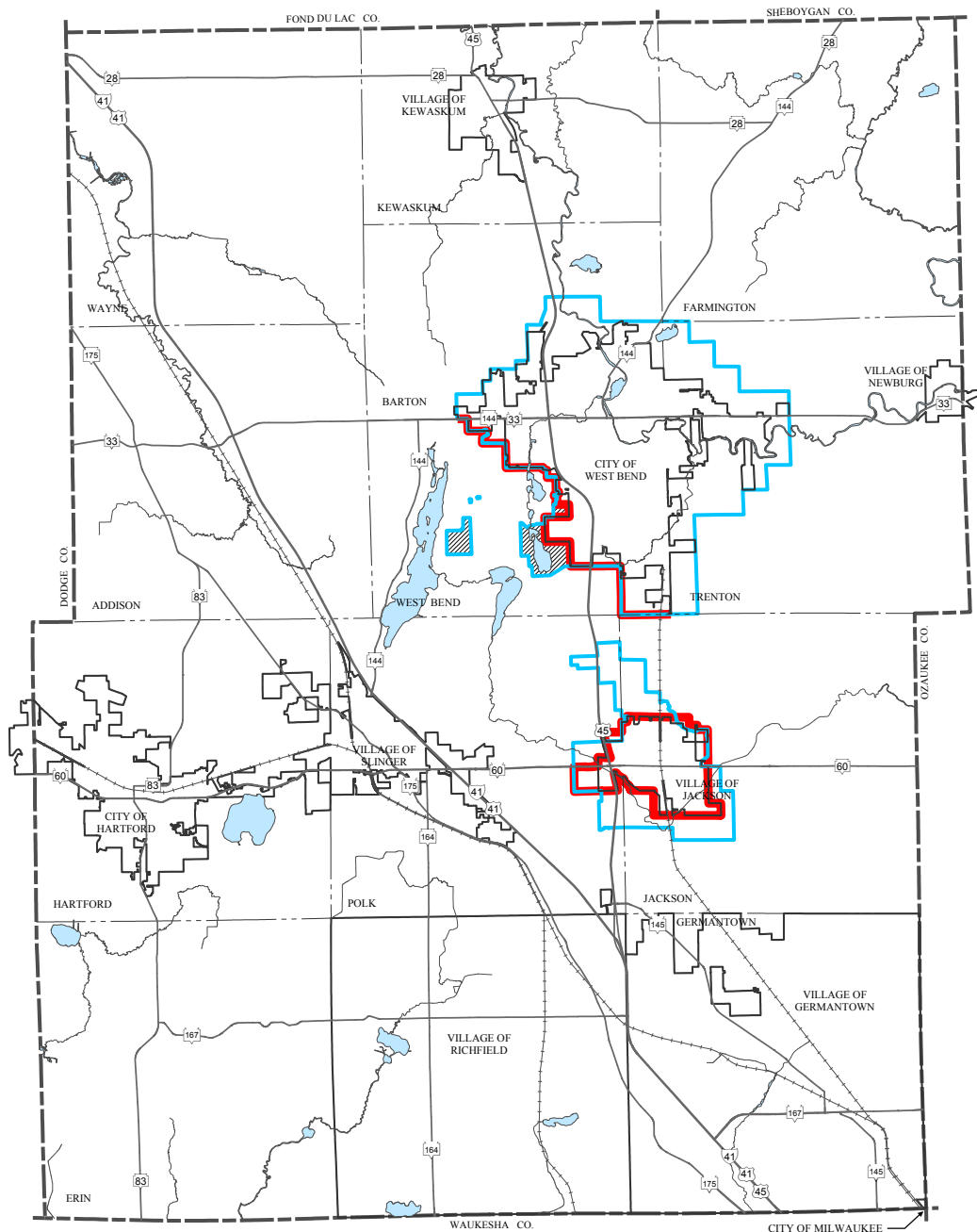
<sup>30</sup> A mediated cooperative plan agreement between the Village and Town was approved by the Wisconsin Department of Administration in 2018. The agreement is discussed further in the Intergovernmental Cooperation Element (Chapter 11).

**Table 2.6  
Comprehensive Plans and Amendments Adopted Within Washington County: 2016**

<b>Community</b>	<b>Report</b>	<b>Prepared By</b>	<b>Year Published</b>
City of Hartford	City of Hartford 2030 Smart Growth Plan Amended 4/20/2010, 5/24/2011, 2/14/2012	City of Hartford	2009
City of West Bend	2020 Comprehensive Plan for the City of West Bend Amended 5/21/2012, 12/3/2012, 2/18/2013, 2/11/2014, 12/21/2015	City of West Bend	2004
Village of Germantown	Village of Germantown 2020 Smart Growth Plan Amended 4/18/2006, 7/15/2007, 8/6/2007, 10/19/2009	Village of Germantown, with assistance from JJR	2004
Village of Jackson	Village and Town of Jackson Comprehensive Plan: 2035	Village and Town of Jackson, with assistance from UW-Extension	2009
Village of Kewaskum	A Comprehensive Plan for the Village of Kewaskum: 2035	Village of Kewaskum, with assistance from SEWRPC	2009
Village of Newburg	A Comprehensive Plan for the Village of Newburg Amended 5/8/2014	Village of Newburg with assistance from Bonestroo; 2014 amendment prepared with assistance from Graef	2009
Village of Richfield	Village of Richfield Comprehensive Plan: 2014-2033 (10-Year Update)	Village of Richfield (original plan prepared with assistance from OMNI Associates)	2016
Village of Slinger	Village of Slinger Comprehensive Plan - Conservation, Connectivity, Walkability: A Plan for 2025 Amended 12/17/2007, 5/19/2008, 8/18/2008, 5/4/2009, 32/1/2011, 10/15/2012, 8/19/2013, 9/19/2013	OMNI Associates, Crispell-Snyder, and Village of Slinger	2007
Town of Addison	A Comprehensive Plan for the Town of Addison: 2035 Amended 3/18/2010, 11/18/2010, 11/6/2014, 10/20/2016	Town of Addison, with assistance from SEWRPC	2009
Town of Barton	A Comprehensive Plan for the Town of Barton: 2035	Town of Barton, with assistance from SEWRPC	2008
Town of Erin	A Comprehensive Plan for the Town of Erin: 2035	Town of Erin, with assistance from SEWRPC	2009
Town of Farmington	A Comprehensive Plan for the Town of Farmington: 2035	Town of Farmington, with assistance from SEWRPC and Martinson and Eisele	2010
Town of Germantown	A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035	Town of Germantown, with assistance from SEWRPC	2008
Town of Hartford	A Comprehensive Plan for the Town of Hartford: 2035	Town of Hartford, with assistance from SEWRPC	2009
Town of Jackson	Village and Town of Jackson Comprehensive Plan: 2035	Village and Town of Jackson, with assistance from UW-Extension	2009
Town of Kewaskum	A Comprehensive Plan for the Town of Kewaskum: 2035 Amended 10/15/2012, 12/17/2012, 7/15/2016, 7/20/2015	Town of Kewaskum, with assistance from SEWRPC	2009
Town of Polk	A Comprehensive Plan for the Town of Polk: 2035 Amended 12/8/2011, 5/13/2014, 8/11/2015 (2017 amendment/10-year update pending)	Town of Polk, with assistance from SEWRPC	2009
Town of Trenton	A Comprehensive Plan for the Town of Trenton: 2035 Amended 7/19/2011, 12/20/2011, 10/19/2012, 10/21/2014, 11/3/2014, 11/18/2014, 2/16/2015, 12/15/2015, 6/21/2016	Town of Trenton, with assistance from SEWRPC	2009
Town of Wayne	A Comprehensive Plan for the Town of Wayne: 2035 (2017 amendment/10-year update pending)	Town of Wayne, with assistance from SEWRPC	2009
Town of West Bend	Town of West Bend Comprehensive Plan: 2025	Town of West Bend, with assistance from Planning and Design Institute, Inc.	2005

Source: SEWRPC

**Map 2.5  
Cooperative Boundary Agreement Areas in Washington County: 2016**



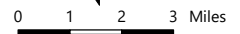
**CITY AND TOWN OF WEST BEND**

- MAXIMUM CITY LIMITS IN THE TOWN OF WEST BEND
- 2020 PLANNED SEWER SERVICE AREA
- AREAS IN THE SEWER SERVICE AREA TO REMAIN IN THE TOWN OF WEST BEND

**VILLAGE AND TOWN OF JACKSON**

- 2015 MAXIMUM VILLAGE LIMITS
- 2020 PLANNED SEWER SERVICE AREA

Note: A mediated cooperative plan agreement was approved by the Wisconsin Department of Administration in May 2018. Boundary changes resulting from the agreement have been incorporated into the County land use plan map (Map 12.1) presented in the Recommendations Element (Chapter 12).



Source: City of West Bend, Village of Jackson, and SEWRPC

### ***City of Hartford and Towns of Erin, Hartford, and Richfield***

A boundary agreement between the City of Hartford and the Towns of Erin, Hartford, and Richfield under Section 66.0225 of the *Statutes* was signed in January 2007. The term of the agreement is 20 years, and the agreement is contingent upon the Town of Richfield's incorporation as a village.<sup>31</sup> As part of the agreement, the Town of Richfield agreed not to accept or grant any annexations from the Towns of Erin or Hartford following Richfield's incorporation as a village. In addition, Richfield agreed not to exercise extraterritorial plat or zoning authority where the City of Hartford has such authority unless the City removes or does not exercise its own extraterritorial plat or zoning authority. Richfield also agreed to not exercise extraterritorial plat or zoning authority within the Town of Erin subject to the condition that the Town of Erin not allow development inconsistent with its adopted comprehensive plan and/or comprehensive plan map in Sections 1, 12, 13, 14, 24, 25, or 36. Richfield may elect to exercise extraterritorial plat and zoning authority if the Town of Erin allows development that is not consistent with its comprehensive plan. In return, the Town of Erin adopted a resolution supporting the Town of Richfield's incorporation petition as a village.

### **Intergovernmental Agreements**

#### ***City of Hartford and Town of Erin***

An intermunicipal agreement between the City of Hartford and the Town of Erin to provide for orderly development and land preservation was signed in 2004. The term of the agreement is 20 years, unless superseded by a boundary agreement between the City and the Town.

As part of the agreement, the City waived its extraterritorial zoning authority in the Town and agreed to extend sewer service into the Town on request of the Town Board without requiring annexation. The City also agreed to provide fire service to the eastern two-thirds of the Town. The Town agreed not to pursue incorporation or charter town status, and also agreed to limit new commercial, industrial, and institutional development to parcels of less than two acres. The Town also agreed to support development of Arthur Road as a northern transportation route from USH 41 to the Dodge Industrial Park on the west side of the City.

#### ***City of Hartford and Village of Slinger***

An intergovernmental agreement between the City of Hartford and Village of Slinger was signed in 2003. The agreement has a term of 20 years and establishes future service boundaries between the City and Village to facilitate joint planning and intergovernmental cooperation. The agreement identifies a future long-term boundary between the two municipalities as shown on Map 2.6. The City and Village will each respectively plan for and design the extension of municipal sewer, water, and electrical services for their respective long-term planning areas. The City and Village agreed to cooperate in constructing and operating a joint electric substation.

Each municipality agreed not to oppose the other's annexation of lands that are within the respective municipality's long-term growth area. In those areas where the Village's extraterritorial plat review jurisdiction extends west of the "growth line" the Village will exercise its extraterritorial jurisdiction consistent with the City's future land use plan and in those areas where the City's extraterritorial jurisdiction extends east of the "growth line" the City will exercise its extraterritorial jurisdiction consistent with the Village's future land use plan. In areas south of the "growth line", the Village agreed not to exercise extraterritorial plat review jurisdiction over lands in the Town of Erin.

The Village and City agreed to work cooperatively for the development of Arthur Road as a northern transportation route from IH 41 to the Dodge Industrial Park in the western part of the City, and also agreed to cooperate in designating and recognizing Kettle Moraine Road and CTH K as transportation corridors.

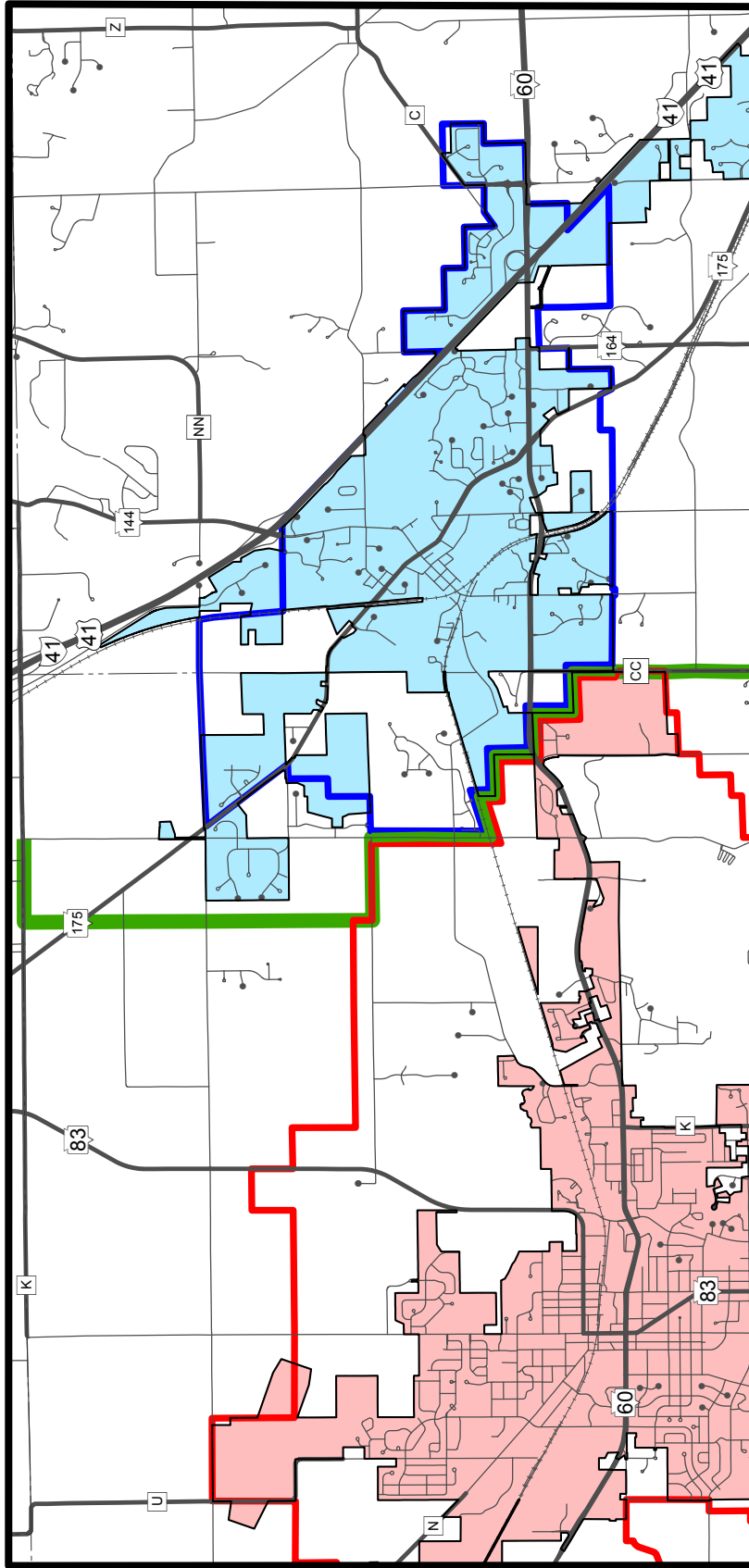
### **City, Village, and Town Park and Open Space Plans**

Despite its orientation within the most heavily urbanized portion of the State, the Southeastern Wisconsin Region contains an abundance of high-quality natural resource amenities, including numerous inland lakes and streams, attractive woodlands and wetlands, good wildlife habitat, rugged terrain, and scenic landscapes. Preserving and protecting these resource amenities and finding ways to accommodate outdoor recreational activities that frequently depend upon the natural resource base are important public policy

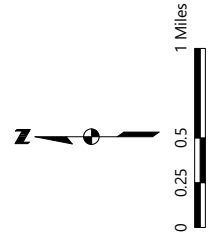
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<sup>31</sup> *The Town of Richfield incorporated as the Village of Richfield on February 13, 2008.*

**Map 2.6**  
**Long-Term Planning Area Boundary Between the City of Hartford and the Village of Slinger**



- CITY OF HARTFORD (PORTION)
- CITY OF HARTFORD PLANNED SEWER SERVICE AREA BOUNDARY (PORTION)
- VILLAGE OF SLINGER (PORTION)
- VILLAGE OF SLINGER PLANNED SEWER SERVICE AREA BOUNDARY (PORTION)
- PLANNING AREA BOUNDARY ESTABLISHED BY INTERGOVERNMENTAL AGREEMENT: JULY 2003



Source: City of Hartford, Village of Slinger, and SEWRPC

objectives. Accordingly, the Region has a long and proud history of park and open space planning. Park and open space plans are aimed at preserving and protecting open spaces while supporting the preservation and protection of environmental corridors and providing for many forms of outdoor recreational activities. Park and open space plans adopted by local governments in Washington County are set forth in Table 2.7. In addition to identifying needed recreational sites and facilities, each plan was intended to establish or maintain eligibility for Federal Land and Water Conservation Fund and Wisconsin Stewardship Fund grant programs administered by the WDNR.

## **2.4 CITY, TOWN, AND VILLAGE ORDINANCES**

Good community development depends not only on quality planning at all levels of government, but on practical implementation measures as well. Land use and development regulations affect the type of uses allowed, as well as the detailed design and site layout of proposed developments. Section 66.1001(3) of the *Wisconsin Statutes* requires that zoning, land divisions, and official mapping decisions made by local and county governments be consistent with local and county comprehensive plans as of January 1, 2010. The following presents a summary of zoning, subdivision, and official mapping regulations adopted by participating local governments.

### **Zoning**

A zoning ordinance is a public law that regulates and restricts the use of property in the public interest. The primary function of zoning should be to implement an adopted comprehensive plan.

A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of housing. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

### **Local Zoning Ordinances**

Each city, town, and village in Washington County has adopted and enforces its own zoning ordinance. In towns, town zoning applies in all areas of the town. The County enforces shoreland and floodplain zoning regulations in shoreland areas in the towns, which serve as overlay zoning regulations. Where town general zoning and County shoreland zoning requirements conflict, the more restrictive requirement applies. Zoning district regulations for each participating local government are summarized in Appendix B.

### Nonmetallic Mining Ordinances

A number of communities require nonmetallic mining restoration plans for nonmetallic mining sites through local ordinances. As noted in Section 2.2, the Towns of Germantown, Jackson, and Wayne have adopted a town nonmetallic mining reclamation ordinance and administer the town ordinance. The Towns of Barton, Kewaskum, and Hartford have adopted a town nonmetallic mining ordinance but have each entered into an agreement with Washington County for administration of the ordinance by the County. The County nonmetallic mining ordinance applies in the Towns of Addison, Erin, Farmington, Polk, Trenton, and West Bend as well as in all cities and villages in the County. Washington County is responsible for the review and approval of reclamation plans for nonmetallic mines in these local governments in accordance with County ordinance requirements. In addition, the Towns of Addison, Barton, Farmington, Germantown, Hartford, Jackson, Kewaskum, Polk, Trenton, and Wayne regulate nonmetallic mining operations and/or reclamation through the Town zoning ordinance.

### Stormwater Management and Erosion Control Ordinances

Stormwater management and construction site erosion control ordinances act to protect water quality and protect and promote the health, safety, and general welfare by minimizing the amount of sediment and other pollutants carried by stormwater and runoff discharged from construction sites or land disturbing activities to lakes, streams, and wetlands.

The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger have adopted and administer erosion control and stormwater management ordinances. The Village of Newburg has a construction erosion control ordinance but no separate stormwater management ordinance.

**Table 2.7  
Park and Open Space Plans Adopted by Local Governments in Washington County: 2016**

Community	Plan	Prepared By	Adoption Date <sup>a</sup>	
			Plan Commission	Governing Body
City of Hartford	<i>The City of Hartford Park and Open Space Plan, Five Year Park Plan, 2005 Through 2009</i>	City of Hartford	--	5/18/2005
City of West Bend	<i>A Park and Open Space Plan for the City of West Bend: 2020<sup>b</sup></i>	SEWRPC	2/5/2008	3/17/2008
Village of Germantown	<i>Comprehensive Outdoor Recreation Plan 2009 - 2013</i>	Village of Germantown	--	4/6/2009
Village of Jackson	<i>A Joint Parks, Recreation, and Open Space Plan for the Village of Jackson and the Town of Jackson</i>	Village of Jackson and Town of Jackson	3/10/2009	4/19/2009
Village of Newburg	<i>Park, Outdoor Recreation, and Open Space Plan, January 2003</i>	Bonestroo, Rosene, Aderlik & Associates	--	3/27/2003
Village of Richfield	<i>Comprehensive Park, Outdoor Recreation, and Open Space Plan, 2013-2018</i>	Village of Richfield	--	--
Village of Slinger	<i>Comprehensive Park, Outdoor Recreation, and Open Space Plan Update: 2014 – 2019</i>	Village of Slinger and GRAEF	12/10/2014	--
Town of Erin	<i>The Town of Erin Park and Open Space Plan: 2020</i>	Planning and Design Institute, Inc.	--	2/15/1999
Town of Jackson	<i>A Joint Parks, Recreation, and Open Space Plan for the Village of Jackson and the Town of Jackson</i>	Village of Jackson and Town of Jackson	4/9/2009	4/14/2009

<sup>a</sup> No record of adoption has been provided to SEWRPC if no date is listed. While the Wisconsin Department of Natural Resources (WDNR) requires that the governing body adopt a park plan by resolution in order to be eligible to apply for recreational grant funds administered by the WDNR, adoption by a local government's Plan Commission is required only if the community wishes to adopt the park plan as an element of its comprehensive plan.

<sup>b</sup> The City of West Bend is currently updating its park and open space plan.

Source: SEWRPC

As previously noted in Section 2.2, the Towns of Addison, Jackson, Kewaskum, Wayne, and West Bend have adopted and administer erosion control and stormwater management ordinances; the Towns of Farmington, Polk, and Trenton have adopted a town erosion control and stormwater management ordinance and have each entered into an intergovernmental agreement with Washington County for County administration of the ordinances; and the Towns of Barton, Erin, Germantown, and Hartford are regulated under the County ESCM ordinance.

### **Extraterritorial Zoning Regulations**

The *Wisconsin Statutes* authorize cities and villages to adopt extraterritorial zoning regulations for adjacent unincorporated areas, in cooperation with the adjacent town, within three miles of a city of the first, second, or third class, and within 1.5 miles of a city of the fourth class or villages. Appendix C includes a summary of the process set forth in the *Statutes* for enacting an extraterritorial zoning ordinance and other land use-related extraterritorial authorities granted to cities and villages, and a map showing the class of incorporated municipalities in the County. A city or village can initiate preparation of an extraterritorial zoning ordinance and map at any time. Initiation of the extraterritorial zoning ordinance freezes existing zoning in the extraterritorial (town) area for two years, while the city or village and affected town or towns jointly develop an extraterritorial zoning ordinance and map. A joint committee made up of three representatives from the city or village and three representatives from each affected town is formed to develop the ordinance. The city or village can extend the time period for one additional year at the end of the two-year period following a recommendation from the joint committee.

No permanent extraterritorial zoning regulations were in effect in Washington County in 2016. Although not technically an extraterritorial zoning ordinance, the Cities of Hartford and West Bend enforce airport zoning over portions of the surrounding towns under Section 114.136 of the *Wisconsin Statutes*. This section allows any city, village, town, or county that owns an airport to protect the aerial approaches to the airport through an ordinance regulating the use, location, height, and size of structures and vegetation surrounding the airport. An ordinance adopted by a local government that owns an airport applies in all local governments



within the aerial approach area, and may be adopted and enforced without the consent of other affected governing bodies.

### **Land Division Regulations**

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new development is appropriately located; lot size minimums specified in zoning ordinances are observed; street rights-of-way are appropriately dedicated or reserved; access to arterial streets and highways is limited in order to preserve the traffic-carrying capacity and safety of such facilities; adequate land for stormwater management, parks, drainageways, and other open spaces is appropriately located and preserved; street, block, and lot layouts are appropriate; and adequate public improvements are provided. Land division ordinances can be enacted by cities, villages, towns, and counties, with the latter's approval authority applying only in unincorporated (town) areas and limited objecting authority applying within cities and villages. Thus, within towns, it is possible for both counties and towns to have concurrent jurisdiction over land divisions. Cities and villages also have "extraterritorial" plat approval jurisdiction over subdivisions proposed in town areas near their corporate boundaries.

Chapter 236 of the *Wisconsin Statutes* sets forth general requirements governing the subdivision of land, including, among others, surveying and monumenting requirements, necessary approvals, recording procedures, and requirements for amending or changing subdivision maps. The *Statutes* also grant authority to county and local governments to review subdivision maps, commonly referred to as plats, with respect to local plans and ordinances. Section 236.45 authorizes county and local governments to adopt their own land division ordinances.

The Washington County Land Division Ordinance regulates land divisions in towns that initially or by subsequent divisions create five or more lots of five acres each or less in area within a five-year period. In addition, the Washington County shoreland and floodplain zoning ordinance includes land division regulations for areas located in the shoreland area. As required by Chapter NR 115 of the *Wisconsin Administrative Code*, the ordinance regulates land divisions creating three or more lots of five acres or less within a five-year period. Washington County also has authority under Section 236.10 of the *Statutes* to review and approve all subdivisions located in unincorporated portions of the County, including subdivisions that do not require review and approval under the County land division ordinance because of the number or size of lots being created.

All of the cities, villages, and towns in Washington County, except the Town of Germantown, have adopted a land division ordinance. Under Chapter 236, local governments are required to review and take action on plats for subdivisions. Subdivisions are defined in the *Statutes* as "a division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for purpose of sale or of building development, where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years." Local subdivision ordinances may be broader in scope and require review and approval of land divisions in addition to those meeting the statutory definition of a "subdivision." Table 2.8 provides a summary of the scope of land division ordinances adopted by Washington County and by local governments in the County.

### **Extraterritorial Platting Authority**

Under Section 236.10 of the *Wisconsin Statutes*, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village. In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all points of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area. The extraterritorial area changes whenever a city or village annexes land, unless the city or village has established a permanent extraterritorial area through a resolution of the common council or village board or through an agreement with a neighboring city or village.

**Table 2.8  
Scope of County and Local Land Division Ordinances in Washington County: 2016**

Unit of Government	Land Division Ordinance <sup>a</sup>	Applies to Other Land Divisions <sup>b</sup>	Scope of Ordinance <sup>c</sup>
Washington County	Yes	Yes	Ordinance applies in unincorporated areas. Where a town has adopted a subdivision control ordinance, the provisions of the County ordinance apply if they are more restrictive than the town ordinance. The County ordinance defines a subdivision as a land division that creates five or more parcels or building sites of five acres each or less in area, or where five or more parcels or building sites of five acres each or less are created within a five-year period. <sup>d</sup> The County reviews proposed plats to ensure compliance with POWTS and shoreland, wetland, and floodplain zoning ordinance requirements
City of Hartford	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 40 acres each or less in area, or where five or more parcels or building sites of 40 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division, which is defined as the division of land into at least two but not more than four parcels or building sites any one of which is less than 10 acres in size within any consecutive five-year period or as any division of land not defined as a subdivision and resulting in one or more parcels less than 10 acres in size, requires a certified survey map (CSM)
City of West Bend	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (statutory definition). A minor land division is any division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of the block, lot, or outlot. All minor subdivisions require City approval of a CSM
Village of Germantown	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites or where five or more parcels or building sites are created within a five-year period. Condominiums are also considered subdivisions if they have more than one principal building. A minor land division is defined as the division of land resulting into not more than four building parcels outlots, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four lots without changing the exterior boundaries of said block, lot, or outlot. A minor land division requires the use of a CSM
Village of Jackson	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (statutory definition). A minor subdivision is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in size. All minor subdivisions require Village approval of a CSM
Village of Kewaskum	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (statutory definition). Any division of land other than a subdivision requires Village approval of a CSM
Village of Newburg	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area or where five or more parcels or building sites of five acres each or less are created within a five-year period. Land divisions that create two or more parcels or building sites, any one of which is less than 10 acres in size, or that divide a block, lot, or outlot into not more than four parcels or building sites within a recorded subdivision plat without changing the boundaries of said block, lot, or outlot require Village approval of a CSM
Village of Richfield	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 20 acres each or less in area or where five or more parcels or building sites of 20 acres each or less are created within a five-year period. A minor land division is defined as any division of land not defined as a subdivision that results in one or more new parcels or building sites and the division of a block, lot, or outlot within a recorded subdivision plat or certified survey map. Minor land divisions require Village approval of a CSM

Table continued on next page.

**Table 2.8 (Continued)**

Unit of Government	Land Division Ordinance <sup>a</sup>	Applies to Other Land Divisions <sup>b</sup>	Scope of Ordinance <sup>c</sup>
Village of Slinger	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels, any one of which is five acres or less in area, by a division or by successive divisions of any part of the original property within a period of five years or the act of division creates six or more parcels or building sites of any size by successive divisions of any part of the original property within a period of five years. A minor land division is defined as the division of land resulting in more than one but less than five parcels or building sites, any one of which is five or less acres in size, by a division or by successive divisions of any part of the original parcel within a period of five years; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot or of the exterior boundaries of blocks within the plat.
Town of Addison	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of less than 35 acres each in area by division or by successive division within a five year period. All other divisions are regulated as minor land divisions, which require approval of a CSM by the Town. When it is proposed to divide land so that no parcel is less than 20 acres in size, no CSM is required.
Town of Barton	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres each or less in area are created within a five-year period. Any division of land not defined as a subdivision is a minor land division, including the division of land resulting in the creation of at least two but not more than four parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Such minor land divisions shall be made by a CSM.
Town of Erin	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is any division of land that creates one or more parcels and is not defined as a subdivision.
Town of Farmington	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres each or less are created in a five-year period. Any division of land not defined as a subdivision is a minor land division, including the division of land into not more than four parcels or building sites, any one of which is 10 acres or less in area, or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot. Minor land divisions require a CSM. A land division creating a parcel or parcels greater than 10 acres in size does not require a CSM but requires review by the Town Plan Commission.
Town of Germantown	No	--	--
Town of Hartford	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites five acres each or less in area or where five or more parcels or building sites of five acres each or less in area are created within a five-year period. A minor land division is any division of land not defined as a subdivision. Minor land divisions include the division of land resulting in not more than four parcels or building sites, any one of which is 10 acres or less in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Minor land divisions require a CSM. A land division creating a parcel or parcels greater than 10 acres does not require a CSM but does require review by the Town Plan Commission and approval by the Town Board.
Town of Jackson	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor subdivision is defined as the division of land resulting in not more than four parcels or building sites, any one of which is 10 acres or less in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Such a minor land division requires a CSM. A minor land division creating a parcel or parcels greater than 10 acres does not require a CSM but does require approval by the Town Park and Planning Commission.

Table continued on next page.

**Table 2.8 (Continued)**

Unit of Government	Land Division Ordinance <sup>a</sup>	Applies to Other Land Divisions <sup>b</sup>	Scope of Ordinance <sup>c</sup>
Town of Kewaskum	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres each or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Minor land divisions require a CSM
Town of Polk	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less in area are created within a five-year period (statutory definition). A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Minor land divisions require a CSM. A land division creating a parcel or parcels greater than 20 acres does not require a CSM but does require approval by the Town Plan Commission
Town of Trenton	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less in area are created within a five-year period (statutory definition). A minor land division is defined as any division of land not defined as a subdivision, including the division of land resulting in two but not more than four parcels or building sites of any size or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Minor land divisions require a CSM
Town of Wayne	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where an act of division creates five or more parcels or building sites of 10 acres each or less in area within a period of five years. A minor land division is defined as any division of land resulting in not more than four parcels or building sites, any one of which is 10 acres or less; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Divisions of land creating one or more lots or building sites greater than ten (10) acres in area must submit a plat of survey for Town review and approval
Town of West Bend	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres or less in area are created within a five-year period (statutory definition). A minor land division is defined as any division of land not defined as a subdivision, including the division of land resulting in two but not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. All such minor land divisions require a CSM. The division of land creating lots or building sites greater than 10 acres in area also requires a CSM for Town review and approval

<sup>a</sup> Governing body has adopted a land division ordinance.

<sup>b</sup> Ordinance applies to divisions of land other than subdivisions as defined under Chapter 236 of the Wisconsin Statutes, a subdivision is defined as the division of a lot, parcel, or tract of land where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years.

<sup>c</sup> Subdivisions require submittal of a plat for review and approval by the plan commission and governing body. Minor land divisions typically require submittal of a certified survey map (CSM) for approval.

<sup>d</sup> The Washington County shoreland zoning ordinance requires County approval of subdivisions in shoreland areas creating three or more lots of five acres or less, as required by Section 115.05 of the Wisconsin Administrative Code.

Source: SEWRPC (from County and local land division ordinances).

A municipality may also waive its right to approve plats within any portion of its extraterritorial area by adopting a resolution that describes or maps the area in which it will review plats, as provided in Section 236.10(5) of the *Wisconsin Statutes*. The resolution must be recorded with the County Register of Deeds. The Cities of West Bend and Hartford and the Villages of Germantown, Jackson, Kewaskum, Newburg, Richfield, and Slinger have extraterritorial plat authority over adjacent land in unincorporated areas. Under the boundary agreement between the City of Hartford and the Towns of Erin, Hartford, and Richfield described earlier in this chapter, the Village of Richfield has agreed not to exercise extraterritorial plat review in the Town of Erin or in areas where the City of Hartford has such authority under conditions set forth in the agreement. The intergovernmental agreement between the City of Hartford and the Town of Erin and that between the City of Hartford and the Village of Slinger also include conditions under which the City and Village waive their extraterritorial platting authority, as described earlier in this chapter.

### **Official Mapping Ordinances**

Section 62.23(6) of the *Wisconsin Statutes* allows the common council of any city to establish an official map for the precise identification of right-of-way lines and boundaries of streets, highways, waterways, and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks, and playgrounds. An official map is intended to be used as a precise planning tool for implementing comprehensive plans and for insuring the availability of land for the above features.

The authority to develop an official map is set forth in Section 62.23 of the *Statutes* for cities and Section 61.35 for villages. Similarly, Section 60.10(2)(c) authorizes towns to prepare an official map provided that the town board has adopted village powers and created a town plan commission, which each town in Washington County has done. As any city, village, or town in the County adopts an official map by ordinance or resolution, the clerk of that community must record a certificate with the Washington County register of deeds showing that the community has established an official map.

One of the basic purposes of the official map is to discourage the construction of structures or improvements on land that has been designated for future public use. Local government subdivision ordinances can require land that is officially mapped for street, park, or other public use to be dedicated for that use when the land is subdivided. Unlike subdivision control, which operates on a plat-by-plat basis, the official map is a plan implementation device that operates on a communitywide basis in advance of land development, thereby effectively assuring the integrated development of the street and highway system. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government's intention well in advance of any actual improvements. The Cities of Hartford and West Bend and the Village of Jackson have adopted official maps. The maps were last updated in 2013, 2001, and 2009, respectively.





*Credit: Washington County*

## 3.1 EXISTING POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS

Information on the size, characteristics, and distribution of population, household, and employment levels in the County assists in preparing projections that will anticipate changes in these factors over time, which is essential to the comprehensive planning process. Many of the planning recommendations set forth in this report are directly related to the existing and probable future population, household, and employment levels in the County and each local government. Section 3.1 of this chapter provides information on existing and historical population, household, and employment levels. Population, household, and employment projections for the year 2050, which were used to design the plan presented later in this report, are presented in Section 3.2.

A census of the Nation's population has been conducted every 10 years since 1790. Through the year 2000, recent decennial censuses have consisted of a "short form" and a "long form." The short form included basic questions about age, sex, race, ethnicity, household relationship, and owner/renter housing status. The long form included detailed questions about socio-economic and housing characteristics.

The American Community Survey (ACS) was introduced in 2005 to replace the long-form portion of the decennial census. The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data. The ACS supplements the decennial census, which is limited in the scope of questions asked but is intended to reach every person in the Nation (100 percent sample). The primary challenge involved with using ACS data is the relatively large margin of error, particularly for local units of government, due to relatively small sample sizes. In addition, below the County level, ACS data is compiled for "rolling" five-year periods, so multiple years are combined for each Census estimate. ACS data are used in this chapter where data from the 2010 decennial census are not available.

### **Population**

#### ***Population Trends***

The historical and current population of Washington County is set forth in Table 3.1 and Figure 3.1. The total population remained stable from 1860 to 1920. Between 1920 and 1940, the population increased from

25,713 to 28,430 residents. The County experienced rapid growth rates in the decades between 1940 and 1980, including population gains of over 35 percent in each of the two decades between 1950 and 1970. This rapid growth can be attributed to both the migration of new residents to Washington County and the natural increase of the existing population (more births than deaths).

After World War II, the existing population grew as soldiers returned home and began families, creating the baby boom generation. Federal subsidies for home ownership led to suburban migration, as families sought newer single-family homes outside the central city. Federal legislation adopted in 1956 led to the construction of a new network of freeways and expressways, providing convenient highway access between suburbs and the central city. The County continued to see growth between 1980 and 2010 at a rate of about 12 percent between 1980 and 1990, about 23 percent between 1990 and 2000, and about 12 percent between 2000 and 2010. The Wisconsin Department of Administration (DOA) estimates that the County population grew just over 1 percent, from 131,887 to 133,486 residents, between 2010 and 2015.

**Table 3.1**  
**Historical Population of**  
**Washington County: 1850-2010**

Year	Population	Change From Preceding Census	
		Number	Percent
1850	19,485	--	--
1860	23,622	4,137	21.2
1870	23,919	297	1.2
1880	23,442	-477	-2.0
1890	22,751	-691	-3.0
1900	23,589	838	3.7
1910	23,784	195	0.8
1920	25,713	1,929	8.1
1930	26,551	838	3.3
1940	28,430	1,879	7.1
1950	33,902	5,472	19.2
1960	46,119	12,217	36.0
1970	63,839	17,720	38.4
1980	84,848	21,009	32.9
1990	95,328	10,480	12.4
2000	117,496	22,168	23.3
2010	131,887	14,391	12.2

Source: U.S. Bureau of the Census and SEWRPC

Washington County's population grew by 36,559 people, or about 38 percent, between 1990 and 2010. During this same period, the Southeastern Wisconsin Region<sup>32</sup> experienced an increase of 209,606 residents, or about 12 percent; the State experienced an increase of 795,217 residents, or about 16 percent; and the United States experienced an increase of about 59 million residents, or about 24 percent (see Table 3.2). Thus, Washington County experienced a higher rate of growth than the Region, State, and Nation during this period.

Population changes in Washington County communities between 1980 and 2010 are shown in Table 3.3.<sup>33</sup> Between 2000 and 2010, about 43 percent of the County's population growth occurred in cities, about 44 percent occurred in villages, and about 13 percent occurred in towns. In 2010, about 34 percent of the County's population lived in cities, about 37 percent lived in villages, and about 29 percent lived in towns.

The biggest percentage increase in community population between 2000 and 2010 was in the Village of Jackson, where the population increased nearly 37 percent, from 4,938 to 6,753 residents. The City of Hartford and the Village of Slinger experienced slightly less growth, approximately 30 percent each between 2000 and 2010. In terms of numbers of new residents, the City of Hartford grew by over 3,300 residents, the City of West Bend grew by over 2,900 residents, the Village of Germantown grew by about 1,500 residents, and the Village of Slinger grew by over 1,100 residents between 2000 and 2010.

The Town of Wayne experienced the largest percentage of population growth of any town, gaining 442 residents, or approximately 26 percent, between 2000 and 2010. The Town of Farmington experienced the largest gain in the number of new residents, increasing by 775 people, or an increase of approximately 24 percent. Five towns experienced decreases in population between 2000 and 2010. The most significant population decrease was in the Town of Hartford, whose population decreased by 422 residents, or about 11 percent.

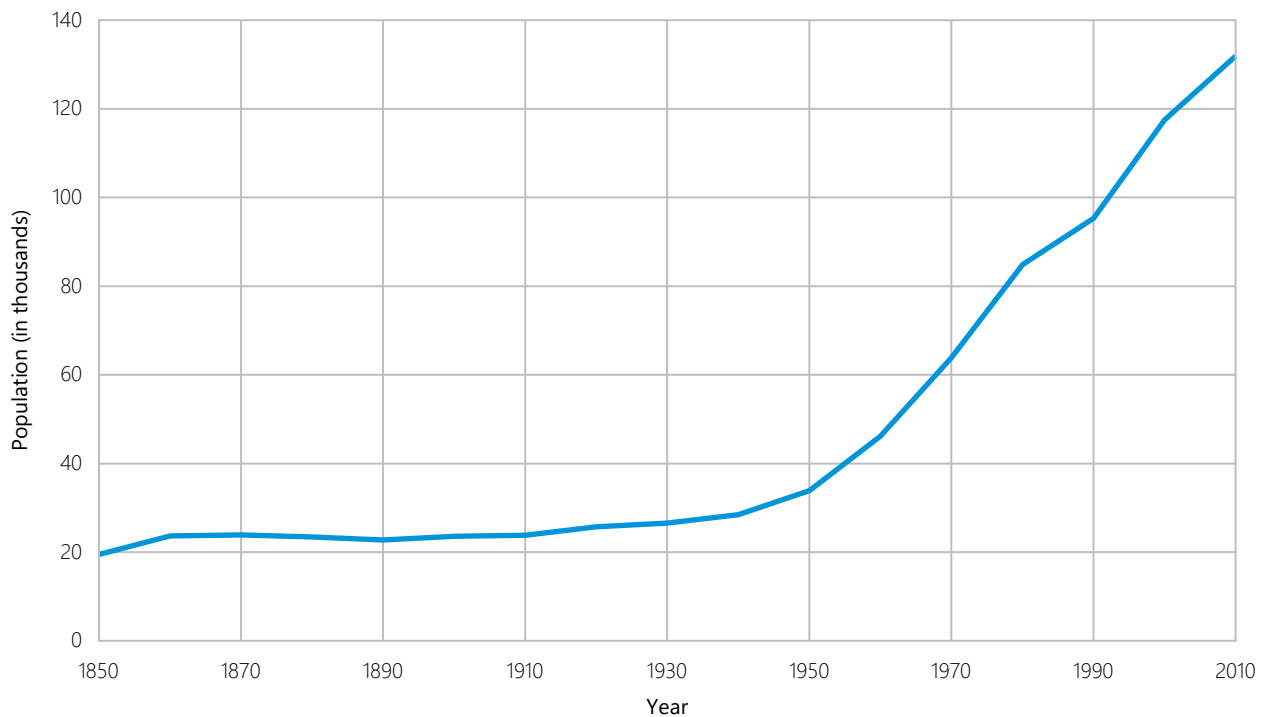
Map 3.1 depicts Washington County population distribution in 2010. As shown on the map, population densities tend to be higher in areas where public sanitary sewer and typically public water are available.

<sup>32</sup> The Southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

<sup>33</sup> The Town of Richfield incorporated as a Village on February 13, 2008.



**Figure 3.1**  
**Historical Population of Washington County: 1850-2010**



Source: U.S. Bureau of the Census and SEWRPC

**Table 3.2**  
**Comparison of Washington County Population Trends to Regional, State, and National Trends: 1980-2010**

Year	Washington County		Southeastern Wisconsin		Wisconsin		United States	
	Number	Percent Change	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980	84,848	--	1,764,796	--	4,705,642	--	226,504,825	--
1990	95,328	12.3	1,810,364	2.6	4,891,769	4.0	249,632,692	10.2
2000	117,496	23.2	1,931,165	6.7	5,363,675	9.6	281,421,906	12.7
2010	131,887	12.2	2,019,970	4.6	5,686,986	6.0	308,745,538	9.7

Source: U.S. Bureau of the Census and SEWRPC

Sanitary sewer service in Washington County is available in the hamlet of Allenton in the Town of Addison and throughout all of the cities and villages except the Villages of Germantown, Richfield, and Slinger. The Village of Germantown includes both urban areas with sewer service provided by the Milwaukee Metropolitan Sewerage District (MMSD) and unsewered rural areas, which are generally in agricultural use. The Village of Richfield, which features primarily scattered, low-density rural development, is served by private on-site wastewater treatment systems. Although much of the area within the Village of Slinger has been developed with urban uses served by sanitary sewer, the Village has annexed land and permitted urban-density development without providing sewer and water services in some outlying portions of the Village. Areas served by sewer and adopted sewer service areas in Washington County are shown on Map 9.1 in Chapter 9.

**Age Distribution**

The age distribution of the population has important implications for planning and the formation of public policies in the areas of education, health, housing, transportation, and economic development. The age distribution of Washington County’s population in 2010 is set forth in Table 3.4.

**Table 3.3**  
**Population Trends in Washington County Communities: 1980-2010**

Community	Year				Change: 2000-2010	
	1980	1990	2000	2010	Number	Percent
<b>Cities</b>						
Hartford <sup>a</sup>	7,159	8,188	10,905	14,223	3,318	30.4
West Bend	21,484	24,470	28,152	31,078	2,926	10.4
<b>Villages</b>						
Germantown	10,729	13,658	18,260	19,749	1,489	8.2
Jackson	1,817	2,486	4,938	6,753	1,815	36.8
Kewaskum	2,381	2,514	3,277	4,004	727	22.2
Newburg <sup>b</sup>	783	958	1,119	1,254	135	12.1
Richfield <sup>c</sup>	8,390	8,993	10,373	11,300	927	8.9
Slinger	1,612	2,340	3,901	5,068	1,167	29.9
<b>Towns</b>						
Addison	2,834	3,051	3,341	3,495	154	4.6
Barton	2,493	2,586	2,546	2,637	91	3.6
Erin	2,455	2,817	3,664	3,747	83	2.3
Farmington	2,386	2,523	3,239	4,014	775	23.9
Germantown	267	258	278	254	-24	-8.6
Hartford	3,269	3,243	4,031	3,609	-422	-10.5
Jackson	3,180	3,172	3,516	4,134	618	17.6
Kewaskum	1,243	1,139	1,119	1,053	-66	-5.9
Polk	3,486	3,540	3,938	3,937	-1	0.0
Trenton	3,914	3,967	4,440	4,732	292	6.6
Wayne	1,471	1,374	1,727	2,169	442	25.6
West Bend	3,588	4,165	4,834	4,774	-60	-1.2
Washington County <sup>d</sup>	84,848	95,328	117,496	131,887	14,391	12.2

<sup>a</sup> Includes that portion of the City of Hartford located in Dodge County. There were nine City of Hartford residents in Dodge County in 1990 and 10 in 2000; however, there were no Hartford residents in Dodge County in 2010.

<sup>b</sup> Includes that portion of the Village of Newburg located in Ozaukee County. There were 105 Village of Newburg residents in Ozaukee County in 1990, 92 in 2000, and 97 in 2010.

<sup>c</sup> In 2008, the Town of Richfield incorporated as the Village of Richfield. Population data shown for 1980 through 2000 are for the former Town of Richfield.

<sup>d</sup> Includes Washington County only.

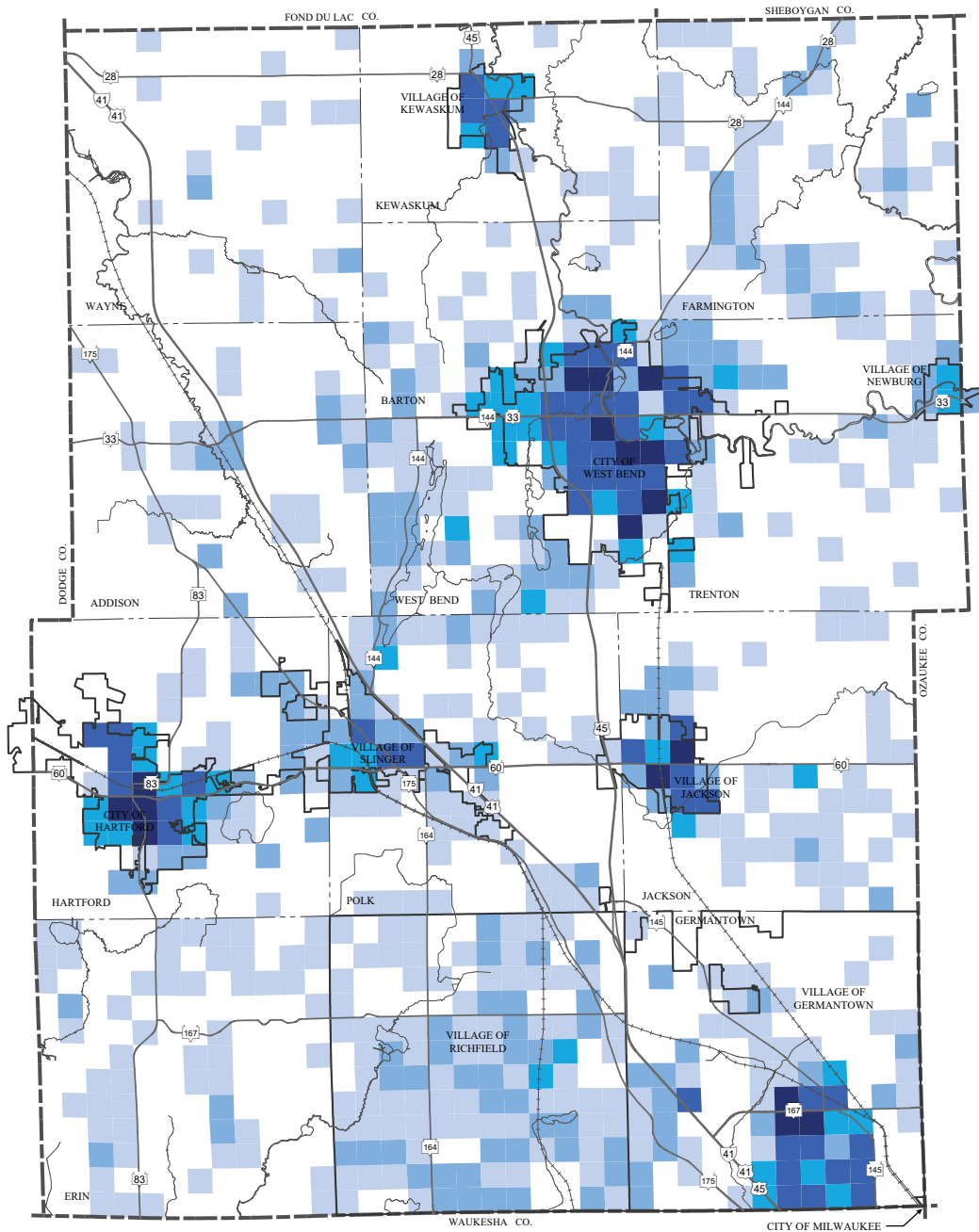
Source: U.S. Bureau of the Census and SEWRPC

The median age of Washington County residents in 2010 was approximately 41 years of age, which was slightly higher than the median age for the Region, 37 years of age, or for the State, 38 years of age. The median age ranged from a low of 36 years in the City of Hartford to a high of nearly 49 years of age in the Town of West Bend. The median age was between 35 and 45 years of age in all communities except the Towns of Barton, Erin, Kewaskum, and West Bend.

In 2010, children under five years of age numbered 8,179, or approximately 6 percent of the County population, while children between five and 19 years of age numbered 27,005, or about 21 percent of the County population. The size of the age groups under five years of age five to 19 years of age is important for planning future educational facilities. Expansion of existing educational facilities and the addition of new facilities should be planned to accommodate projected changes within these age groups.

Adults 20 through 64 years of age numbered 78,900, or about 60 percent of the total County population, in 2010. The size of this age group relates directly to the size of the workforce residing in Washington County. It will be important to retain and attract working age adults to the County to meet the employment needs of area businesses and maintain a stable and healthy economy. It will also be important to provide educational opportunities to ensure a trained labor force for existing businesses as the baby boomer component of the existing workforce continues to retire over the next decade.

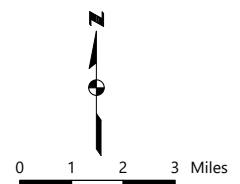
**Map 3.1**  
**Population Distribution in Washington County: 2010**



**POPULATION PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION**



Source: U.S. Bureau of the Census and SEWRPC



**Table 3.4  
Population by Age Group and Median Age in Washington County Communities: 2010**

Community	Under 5		5 Through 19		20 Through 64		65 and Older		Total		Median Age
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>											
Hartford <sup>a</sup>	1,172	8.2	2,891	20.3	8,229	57.9	1,931	13.6	14,223	100.0	35.6
West Bend	2,270	7.3	6,069	19.5	18,211	58.6	4,528	14.6	31,078	100.0	37.0
<b>Villages</b>											
Germantown	1,140	5.8	4,280	21.7	11,674	59.1	2,655	13.4	19,749	100.0	41.7
Jackson	487	7.2	1,256	18.6	4,175	61.8	835	12.4	6,753	100.0	39.0
Kewaskum	297	7.4	806	20.1	2,392	59.8	509	12.7	4,004	100.0	36.8
Newburg <sup>b</sup>	86	6.9	288	23.0	743	59.2	137	10.9	1,254	100.0	37.6
Richfield	571	5.0	2,388	21.1	6,933	61.4	1,408	12.5	11,300	100.0	45.0
Slinger	388	7.7	1,073	21.2	3,083	60.8	524	10.3	5,068	100.0	37.2
<b>Towns</b>											
Addison	190	5.4	717	20.5	2,235	64.0	353	10.1	3,495	100.0	41.3
Barton	110	4.2	495	18.8	1,643	62.3	389	14.7	2,637	100.0	46.8
Erin	150	4.0	755	20.2	2,346	62.6	496	13.2	3,747	100.0	46.8
Farmington	222	5.5	850	21.2	2,469	61.5	473	11.8	4,014	100.0	43.2
Germantown	14	5.5	53	20.9	162	63.8	25	9.8	254	100.0	44.1
Hartford	160	4.4	730	20.2	2,261	62.7	458	12.7	3,609	100.0	45.4
Jackson	208	5.0	893	21.6	2,518	60.9	515	12.5	4,134	100.0	43.3
Kewaskum	55	5.2	215	20.4	643	61.1	140	13.3	1,053	100.0	44.1
Polk	175	4.4	795	20.2	2,429	61.7	538	13.7	3,937	100.0	45.8
Trenton	206	4.4	1,024	21.6	2,876	60.8	626	13.2	4,732	100.0	44.0
Wayne	136	6.3	487	22.5	1,328	61.2	218	10.0	2,169	100.0	40.6
West Bend	147	3.1	956	20.0	2,617	54.8	1,054	22.1	4,774	100.0	48.7
Washington County <sup>a</sup>	8,179	6.2	27,005	20.5	78,900	59.8	17,803	13.5	131,887	100.0	40.9

<sup>a</sup> Includes Washington County only.

<sup>b</sup> Includes that portion of the Village of Newburg located in Ozaukee County.

Source: U.S. Bureau of the Census and SEWRPC

**Table 3.5**  
**Racial and Ethnic Composition of Residents in Washington County, the Region, and the State: 2010**

Race/Ethnicity <sup>a</sup>	Washington County		Southeastern Wisconsin		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic						
White Alone	124,348	94.3	1,437,105	71.1	4,738,411	83.3
Black or African American Alone	1,115	0.8	288,550	14.3	350,898	6.2
American Indian and Alaska Native Alone	345	0.3	7,917	0.4	48,511	0.9
Asian Alone	1,401	1.1	50,831	2.5	128,052	2.3
Native Hawaiian and Other Pacific Islander Alone	22	-- <sup>b</sup>	595	-- <sup>b</sup>	1,565	-- <sup>b</sup>
Some Other Race Alone	51	-- <sup>b</sup>	1,968	0.1	4,095	0.1
Two Or More Races	1,220	0.8	32,785	1.5	79,398	1.3
Subtotal	128,502	97.4	1,819,751	90.1	5,350,930	94.1
Hispanic	3,385	2.6	200,219	9.9	336,056	5.9
Total	131,887	100.0	2,019,970	100.0	5,686,986	100.0

<sup>a</sup> The Federal government does not consider Hispanic origin to be a race, but rather an ethnic group.

<sup>b</sup> Less than 0.05 percent.

Source: U.S. Bureau of the Census and SEWRPC

People 65 years of age and older numbered 17,803, or about 14 percent of the total County population, in 2010. There will likely be an increased demand for specialized housing units, transportation, and health care services for the elderly as the elderly population increases in size over the next three decades. An increase in the over-65 age group is anticipated as baby boomers will move into this age group during the planning period. Information on future age group distribution is included in Section 3.2 of this chapter.

### **Racial Composition**

Table 3.5 shows the racial composition of Washington County, the Southeastern Wisconsin Region, and the State in 2010. The County has a homogeneous population with approximately 94 percent of the population, or 124,348 of the total 131,887 residents identified as white alone. The percentage of County residents identified as white alone was higher than in both the Region, where about 71 percent of residents were identified as white alone, and the State, where about 83 percent of residents were identified as white alone.

The second largest individual racial group in Washington County was Asian alone, which accounted for approximately 1 percent of the County population, or 1,401 people. Individuals identified as having two or more races accounted for just under 1 percent of the County's population, or 1,220 people. Table 3.5 also shows Census data regarding Hispanic residents (the Federal government considers Hispanic origin to be an ethnic group rather than a race). A total of 3,385 people, or just under 3 percent of County residents in 2010, were Hispanic.

### **Educational Attainment**

The level of the population's educational attainment is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the County workforce is most suited to fill. This information is useful for formulating strategies to both retain and expand existing businesses in the County and to attract new businesses to the County over the planning period. Table 3.6 shows the educational attainment of residents 25 years of age and older for the County and each local government according to the 2010-2014 American Community Survey (ACS).

According to the 2010-2014 ACS, nearly 93 percent of County residents at least 25 years of age had attained a high school or higher level of education. These levels are higher than the educational attainment of the overall population of the seven-county Southeastern Wisconsin Region, where 90 percent of the population 25 years of age and older had attained this level of education. Of the population 25 years of age and older, over 62 percent in Washington County and 61 percent in the Region had either attended some college or earned an associate, bachelor, or graduate degree. This level of education suggests that Washington

**Table 3.6**  
**Educational Attainment of People 25 and Older in Washington County Communities: 2010-2014**

Community	Less Than 9th Grade		9th to 12th Grade No Diploma		High School Graduate		Some College/ Associates Degree		Bachelor or Graduate Degree		Total People Age 25 and Older	
	People	Percent of Total	People	Percent of Total	People	Percent of Total	People	Percent of Total	People	Percent of Total	People	Percent of Total
<b>Cities</b>												
Hartford	228	2.4	506	5.3	3,122	32.7	3,599	37.7	2,087	21.9	9,542	100.0
West Bend	562	2.6	1,042	4.8	6,630	30.9	7,632	35.6	5,594	26.1	21,460	100.0
<b>Villages</b>												
Germanatown	139	1.0	561	4.1	3,361	24.5	4,348	31.8	5,285	38.6	13,694	100.0
Jackson	112	2.4	386	8.3	1,334	28.8	1,692	36.5	1,110	24.0	4,634	100.0
Kewaskum	76	2.9	227	8.7	845	32.2	951	36.3	522	19.9	2,621	100.0
Newburg <sup>a</sup>	19	2.2	53	6.2	332	38.5	315	36.5	143	16.6	862	100.0
Richfield	110	1.4	236	2.9	1,919	23.8	2,851	35.3	2,959	36.6	8,075	100.0
Slinger	157	4.5	82	2.4	1,384	40.0	986	28.5	854	24.6	3,463	100.0
<b>Towns</b>												
Addison	76	3.2	97	4.1	1,007	42.1	778	32.5	433	18.1	2,391	100.0
Barton	43	2.2	108	5.5	656	33.2	695	35.2	473	23.9	1,975	100.0
Erin	88	3.3	70	2.6	770	29.1	750	28.4	968	36.6	2,646	100.0
Farmington	10	0.4	158	5.8	1,091	39.7	913	33.2	574	20.9	2,746	100.0
Germanatown	3	2.1	9	6.2	44	30.6	53	36.8	35	24.3	144	100.0
Hartford	41	1.5	66	2.5	1,076	40.6	920	34.7	548	20.7	2,651	100.0
Jackson	13	0.4	90	2.9	971	31.3	1,177	38.0	848	27.4	3,099	100.0
Kewaskum	9	1.3	32	4.5	206	28.8	315	44.0	153	21.4	715	100.0
Polk	60	2.3	199	7.6	557	21.2	815	31.0	997	37.9	2,628	100.0
Trenton	92	2.9	177	5.5	1,206	37.4	1,133	35.2	612	19.0	3,220	100.0
Wayne	45	2.7	87	5.2	586	34.9	599	35.7	361	21.5	1,678	100.0
West Bend	258	6.9	259	6.9	1,036	27.7	1,074	28.7	1,117	29.8	3,744	100.0
Washington County <sup>b</sup>	2,141	2.3	4,439	4.8	28,127	30.6	31,574	34.4	25,652	27.9	91,933	100.0

<sup>a</sup> Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup> Includes Washington County only.

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

County's workforce may be well suited for skilled employment such as management, professional, business, and financial occupations and skilled and high-tech production positions. This factor is examined in greater detail in the Economic Development Element (Chapter 10).

## Households

### **Household Trends**

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all people who occupy a housing unit, which is defined by the U.S. Bureau of the Census as a house, apartment, mobile home, a group of rooms, or a single room that is occupied, or intended for occupancy, as separate living quarters.<sup>34</sup>

The number of households and the average household size in Washington County and each local government for 1990, 2000, and 2010 are set forth in Table 3.7. There were 51,605 households in Washington County in 2010, with an average household size of 2.53 people, compared to an average household size of 2.47 people in the Region.



**There were 51,605 households in Washington County in 2010, with an average household size of 2.53 people.**

As shown in Table 3.7, the number of households has generally increased in each local government and the County in each decade. The exceptions to this pattern include the Town of West Bend, which experienced a decrease of 18 households between 1990 and 2000, and the Town of Hartford, which experienced a decrease of 14 households between 2000 and 2010. While the number of households has increased steadily in all of the other local governments, the average number of people per household has decreased in nearly every local government and the County between 1990 and 2000 and between 2000 and 2010. Exceptions to this pattern include the Town of West Bend, whose average household size increased from 2.56 to 2.74 between 1990 and 2000, and the Village of Slinger, whose average household size increased from 2.46 to 2.48 between 2000 and 2010. The overall trend of shrinking household size, which has occurred throughout Wisconsin, reflects the fact that family sizes (the average number of children per family) have decreased and unmarried people have increasingly tended to establish their own households rather than live with family. The Town of Wayne had the highest average household size in the County in 2010, which indicates that there were relatively more families occupying homes in the Town of Wayne than elsewhere in the County. Average household sizes are generally larger in towns than in cities and villages, which can be attributed to a higher percentage of single-family homes in the towns. Single-family homes are more likely to be occupied by families than are apartments.

### **Household Income**

The annual household incomes and median household incomes in Washington County and each local government according to the 2010-2014 ACS are set forth in Table 3.8. The annual median income of all households in the County was \$67,650. Median incomes tended to be higher in the towns than in cities and villages. This reflects the likelihood that people with more modest or limited incomes would live in cities and villages, which tend to have a greater range of housing choices.

Table 3.9 sets forth the annual median household income for counties in Southeastern Wisconsin and adjacent counties outside the Region (Dodge, Fond du Lac, and Sheboygan Counties) according to the 2010-2014 ACS.

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<sup>34</sup> Households include people who live alone; unrelated people who live together, such as college roommates; and families. People not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

**Table 3.7**  
**Number of Households and Average Household Size for Washington County Communities: 1990-2010**

Community	1990		2000		2010	
	Number of Households	Average Household Size	Number of Households	Average Household Size	Number of Households	Average Household Size
<b>Cities</b>						
Hartford <sup>a</sup>	3,055	2.64	4,279	2.51	5,685	2.47
West Bend	8,686	2.71	11,375	2.44	12,769	2.39
<b>Villages</b>						
Germantown	4,931	2.77	6,904	2.63	7,766	2.53
Jackson	953	2.60	1,949	2.53	2,870	2.35
Kewaskum	925	2.72	1,213	2.64	1,581	2.52
Newburg <sup>b</sup>	298	2.94	398	2.80	480	2.60
Richfield <sup>c</sup>	2,839	3.17	3,614	2.87	4,170	2.71
Slinger	882	2.62	1,562	2.46	2,029	2.48
<b>Towns</b>						
Addison	943	3.22	1,149	2.90	1,311	2.67
Barton	821	3.21	896	2.84	1,033	2.55
Erin	911	3.07	1,287	2.83	1,405	2.66
Farmington	789	3.20	1,116	2.90	1,462	2.75
Germantown	81	3.19	89	3.12	91	2.79
Hartford	1,105	2.93	1,397	2.88	1,383	2.61
Jackson	995	3.19	1,201	2.93	1,478	2.80
Kewaskum	356	3.19	394	2.84	401	2.63
Polk	1,136	3.10	1,352	2.89	1,457	2.69
Trenton	1,236	3.25	1,520	2.91	1,721	2.75
Wayne	418	3.29	582	2.97	768	2.81
West Bend	1,629	2.56	1,611	2.74	1,790	2.53
Washington County <sup>d</sup>	32,977	2.86	43,843	2.65	51,605	2.53

<sup>a</sup> Includes that portion of the City of Hartford located in Dodge County. There were four City of Hartford households in Dodge County in 1990, three in 2000, and none in 2010.

<sup>b</sup> Includes that portion of the Village of Newburg located in Ozaukee County. There were eight Village of Newburg households in Ozaukee County in 1990, 42 in 2000, and 45 in 2010.

<sup>c</sup> In 2008, the Town of Richfield incorporated as the Village of Richfield. Data shown for 1980 through 2000 are for the former Town of Richfield.

<sup>d</sup> Includes Washington County only.

Source: U.S. Bureau of the Census and SEWRPC

The annual median Washington County household income was approximately \$13,000 more than the annual median household income in the Region, approximately \$14,000 higher than the annual median income of households in the adjacent counties outside of the Region, and about \$15,000 higher than the annual median household income in the State. Both Ozaukee and Waukesha Counties had a higher median household income than Washington County, but the median income was higher in Washington County than in Dodge, Fond du Lac, Kenosha, Milwaukee, Racine, Sheboygan, and Walworth Counties. The relative economic prosperity in Washington County can in part be explained through the high educational attainment of County residents and the corresponding ability to compete for high paying jobs located within the County and neighboring areas. Economic prosperity in Washington County also has an effect on the types, sizes, and locations of housing within the County.

Although there is comparable economic prosperity in the County, a number of households have experienced annual incomes below the poverty level. According to the 2010-2014 ACS, there were 3,218 households in the County with an annual income below the poverty level.<sup>35</sup> Of these households, 1,686 were family

<sup>35</sup> Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children related to the householder that are present in a household.



**Table 3.8**  
**Annual Household Income in Washington County Communities: 2010-2014**

Community	\$15,000		\$15,000-\$24,999		\$25,000-\$34,999		\$35,000-\$49,999		\$50,000-\$74,999	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Cities										
Hartford	556	9.5	504	8.6	445	7.6	1,037	17.7	1,329	22.7
West Bend	987	7.6	1,379	10.6	1,415	10.9	1,886	14.5	2,791	21.5
Villages										
Germantown	309	3.9	406	5.2	760	9.7	898	11.5	1,552	19.8
Jackson	240	8.5	264	9.3	386	13.6	407	14.3	526	18.5
Kewaskum	159	10.2	113	7.2	238	15.2	169	10.8	255	16.3
Newburg <sup>a</sup>	52	10.1	26	5.0	57	11.0	109	21.1	110	21.3
Richfield	187	4.4	130	3.1	179	4.2	389	9.2	767	18.2
Slinger	206	9.8	165	7.9	97	4.6	300	14.3	395	18.9
Towns										
Addison	87	6.8	160	12.6	28	2.2	73	5.7	294	23.1
Barton	68	6.2	88	8.1	83	7.6	148	13.6	186	17.1
Erin	63	4.3	93	6.3	56	3.8	162	11.0	188	12.8
Farmington	28	1.9	76	5.2	122	8.4	191	13.1	300	20.6
Germantown	1	1.3	--	--	2	2.6	4	5.2	33	42.9
Hartford	23	1.7	21	1.6	111	8.3	180	13.5	327	24.4
Jackson	8	0.5	49	3.1	78	5.0	190	12.1	215	13.7
Kewaskum	16	4.1	33	8.4	27	6.9	27	6.9	106	27.0
Polk	30	2.1	70	5.0	149	10.6	125	8.9	167	11.9
Trenton	51	2.9	104	6.0	95	5.4	235	13.5	378	21.7
Wayne	31	3.6	14	1.6	73	8.4	72	8.3	185	21.3
West Bend	84	4.2	182	9.2	252	12.7	147	7.4	367	18.5
Washington County <sup>b</sup>	3,180	6.1	3,877	7.4	4,647	8.8	6,728	12.8	10,461	19.9

Community	\$75,000-\$99,999		\$100,000-\$149,999		\$150,000-\$199,999		\$200,000 Or More		Median Household Income (\$)	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total		
Cities										
Hartford	787	13.5	934	16.0	172	2.9	85	1.5	56,536	
West Bend	2,095	16.1	1,800	13.8	386	3.0	270	2.1	56,829	
Villages										
Germantown	1,148	14.7	1,748	22.3	496	6.3	516	6.6	74,865	
Jackson	470	16.5	407	14.3	140	4.9	--	--	53,212	
Kewaskum	356	22.8	198	12.7	68	4.3	8	0.5	57,885	

Table continued on next page.

**Table 3.8 (Continued)**

Community	\$75,000-\$99,999		\$100,000-\$149,999		\$150,000-\$199,999		\$200,000 Or More		Median Household Income (\$)
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total	
Villages (continued)									
Newburg <sup>a</sup>	90	17.4	58	11.2	10	1.9	4	0.8	52,976
Richfield	626	14.8	969	22.9	434	10.3	543	12.9	91,014
Slinger	419	20.0	340	16.2	104	5.0	68	3.2	64,522
Towns									
Addison	237	18.6	272	21.4	43	3.4	78	6.1	74,464
Barton	188	17.3	220	20.2	27	2.5	81	7.4	70,202
Erin	253	17.2	335	22.8	135	9.2	185	12.6	91,442
Farmington	322	22.1	290	19.9	90	6.2	38	2.6	78,047
Germantown	18	23.4	13	16.9	3	3.9	3	3.9	74,583
Hartford	228	17.0	365	27.3	73	5.5	10	0.7	75,330
Jackson	397	25.2	353	22.4	189	12.0	94	6.0	90,197
Kewaskum	93	23.7	40	10.2	39	9.9	11	2.8	67,222
Polk	353	25.1	310	22.0	83	5.9	122	8.7	83,776
Trenton	350	20.1	356	20.4	149	8.5	26	1.5	76,125
Wayne	160	18.5	230	26.5	73	8.4	29	3.3	84,625
West Bend	235	11.9	423	21.3	97	4.9	195	9.8	67,447
Washington County <sup>b</sup>	8,825	16.8	9,659	18.4	2,811	5.3	2,366	4.5	67,650

<sup>a</sup> Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup> Includes Washington County only.

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

households and 1,532 were non-family households.<sup>36</sup> The number and percentage of households in each community with incomes below the poverty level is set forth in Table 3.10. The Villages of Newburg and Kewaskum had the greatest percentages of households below the poverty level while the Towns of Jackson and Germantown had the lowest percentages of households below the poverty level.

### Household Size

In addition to determining the number of additional housing units needed over the planning period, household size can be used to determine the type and size of housing that will best meet the needs of Washington County and local government residents. Table 3.11 sets forth the number of households in each size category ranging from one person households to households containing seven or more members for both the County and each local government according to the 2010-2014 ACS. Two-person households were the most common type of households in all local governments and in the County. About 40 percent of all households in the County were in the two-person household category, followed respectively by one-person households at about 23 percent, four-person households at just over 15 percent, and three-person households at just under 15 percent. Five, six, and seven or more person households combined to make up about 8 percent of households in the County. Household size information coupled with household income and housing affordability information helped to provide the basis for the housing recommendations set forth in the Recommendations Element (Chapter 12).

### Employment

#### Employment and Occupational Characteristics

The number of employed people 16 years of age and older by occupation in Washington County is set forth in Table 3.12. Employed people are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time. There were a total of 75,440 County residents in the labor force according to the 2010-2014 ACS. Of that number, 71,182 people 16 years of age and older were employed and 4,258 were unemployed. Nearly 72 percent of all County residents age 16 years and over were in the labor force, compared to about 67 percent in both the Region and the State. Aside from a very small proportion of County residents 16 years of age and older (31 people) who were in the armed forces, the remaining 28 percent (29,502) of County residents age 16 years of age and older who were not in the labor force were either retired or not actively looking for work.

As indicated in Table 3.12, management, professional, and related occupations made up the largest percentage of the employed Washington County workforce aged 16 years and older at about 35 percent. Sales and office occupations and production, transportation, and material moving occupations rank second and third respectively, with about 25 percent and 17 percent of the employed resident workforce. The remaining County workforce was employed in service occupations (13 percent) and natural resources, construction, extraction, and maintenance occupations, including farming, fishing, and forestry (9 percent).

The high percentage of workers in management and professional occupations may be explained by the high level of educational attainment among County residents 25 years of age and older. This relationship and its implication for future economic development and workforce planning is examined in greater detail in the Economic Development Element (Chapter 10).

**Table 3.9**  
**Annual Median Household Income**  
**in the Region and Counties Adjacent**  
**to Washington County: 2010-2014**

County	Median Household Income (\$)
Region	
Kenosha	54,653
Milwaukee	43,385
Ozaukee	75,643
Racine	55,055
Walworth	53,998
Washington	67,650
Waukesha	76,319
Region Total	54,266
Adjacent Counties	
Outside the Region	
Dodge	53,189
Fond du Lac	54,529
Sheboygan	53,029

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

<sup>36</sup> A family household includes a householder and one or more person living in the same household who are related to the householder by birth, marriage, or adoption. Non-family households include households with one person living alone or a group of people unrelated by birth, marriage, or adoption.

**Table 3.10**  
**Households Below the Poverty Level in Washington County: 2010-2014**

Community	Households Below the Poverty Level			Total Number of Households	Percent of Households Below Poverty Level
	Family Households	Non-Family Households	Total		
<b>Cities</b>					
Hartford	219	290	509	5,849	8.7
West Bend	533	532	1,065	13,009	8.2
<b>Villages</b>					
Germantown	195	208	403	7,833	5.1
Jackson	139	104	243	2,840	8.6
Kewaskum	152	43	195	1,564	12.5
Newburg <sup>a</sup>	30	22	52	516	10.1
Richfield	87	32	119	4,224	2.8
Slinger	88	87	175	2,094	8.4
<b>Towns</b>					
Addison	11	14	25	1,272	2.0
Barton	25	9	34	1,089	3.1
Erin	34	24	58	1,470	3.9
Farmington	39	19	58	1,457	4.0
Germantown	--	1	1	77	1.3
Hartford	10	23	33	1,338	2.5
Jackson	--	8	8	1,573	0.5
Kewaskum	8	12	20	392	5.1
Polk	--	20	20	1,409	1.4
Trenton	90	29	119	1,744	6.8
Wayne	16	11	27	867	3.1
West Bend	13	47	60	1,982	3.0
Washington County <sup>b</sup>	1,686	1,532	3,218	52,554	6.1

<sup>a</sup> Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup> Includes Washington County only.

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

### Place of Work

Figure 3.2 illustrates commuting patterns from and into Washington County from surrounding counties. A total of 33,826 Washington County residents, approximately 49 percent of the County's employed residents, worked within the County. The greatest proportion of these residents, approximately 32 percent, worked within the City of West Bend. Approximately 33,552 of the County's employed residents commuted to places of work located outside of Washington County. The greatest proportions of these commuters worked within Milwaukee County, approximately 20 percent of the County's employed residents, or Waukesha County, approximately 19 percent of the County's employed residents.



**According to the 2009-2013 American Community Survey, 18,773 workers were commuting into Washington County for work.**

According to the 2009-2013 American Community Survey, 18,773 workers were commuting into Washington County for work. The highest proportions of workers commuting into Washington County for work were commuting to Washington County from either Milwaukee County, Waukesha County, or Dodge County, each of which contributed about 8 percent of the Washington County workforce.

**Table 3.11**  
**Household Size by Category in Washington County Communities: 2010-2014**

Community	1-Person Households		2-Person Households		3-Person Households		4-Person Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>								
Hartford	1,772	30.3	1,832	31.3	746	12.8	1,181	20.2
West Bend	3,804	29.2	4,397	33.8	2,152	16.6	1,813	13.9
<b>Villages</b>								
Germantown	1,621	20.7	3,232	41.3	1,122	14.3	1,253	16.0
Jackson	856	30.1	1,019	35.9	364	12.8	337	11.9
Kewaskum	298	19.1	591	37.8	268	17.1	291	18.6
Newburg <sup>a</sup>	159	30.8	238	46.1	32	6.2	61	11.8
Richfield	537	12.7	1,955	46.3	746	17.6	676	16.0
Slinger	429	20.5	1,035	49.4	172	8.2	327	15.6
<b>Towns</b>								
Addison	115	9.0	611	48.0	236	18.6	181	14.2
Barton	268	24.6	506	46.5	126	11.6	104	9.5
Erin	288	19.6	667	45.4	223	15.2	193	13.1
Farmington	202	13.9	667	45.8	198	13.6	241	16.5
Germantown	10	13.0	35	45.4	11	14.3	13	16.9
Hartford	174	13.0	590	44.1	277	20.7	177	13.2
Jackson	247	15.7	650	41.3	270	17.2	312	19.8
Kewaskum	78	19.9	196	50.0	48	12.2	45	11.5
Polk	245	17.4	612	43.4	163	11.6	170	12.0
Trenton	254	14.6	734	42.1	306	17.5	214	12.3
Wayne	113	13.0	345	39.8	174	20.1	156	18.0
West Bend	524	26.4	899	45.4	214	10.8	256	12.9
Washington County <sup>b</sup>	11,969	22.8	20,794	39.6	7,845	14.9	8,001	15.2

Community	5-Person Households		6-Person Households		7-or-more-Person Households		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>								
Hartford	242	4.1	28	0.5	48	0.8	5,849	100.0
West Bend	537	4.1	229	1.8	77	0.6	13,009	100.0
<b>Villages</b>								
Germantown	479	6.1	95	1.2	31	0.4	7,833	100.0
Jackson	197	6.9	67	2.4	--	--	2,840	100.0
Kewaskum	86	5.5	30	1.9	--	--	1,564	100.0
Newburg <sup>a</sup>	21	4.1	--	--	5	1.0	516	100.0
Richfield	155	3.7	126	3.0	29	0.7	4,224	100.0
Slinger	82	3.9	41	2.0	8	0.4	2,094	100.0
<b>Towns</b>								
Addison	114	9.0	15	1.2	--	--	1,272	100.0
Barton	55	5.1	22	2.0	8	0.7	1,089	100.0
Erin	44	3.0	23	1.5	32	2.2	1,470	100.0
Farmington	56	3.8	93	6.4	--	--	1,457	100.0
Germantown	8	10.4	--	--	--	--	77	100.0
Hartford	107	8.0	--	--	13	1.0	1,338	100.0
Jackson	53	3.4	41	2.6	--	--	1,573	100.0
Kewaskum	15	3.8	10	2.6	--	--	392	100.0
Polk	121	8.6	80	5.7	18	1.3	1,409	100.0
Trenton	175	10.0	61	3.5	--	--	1,744	100.0
Wayne	65	7.5	8	0.9	6	0.7	867	100.0
West Bend	75	3.8	14	0.7	--	--	1,982	100.0
Washington County <sup>b</sup>	2,687	5.1	983	1.9	275	0.5	52,554	100.0

<sup>a</sup> Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup> Includes Washington County only.

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

**Table 3.12**  
**Employed People 16 Years and Older by Occupation in Washington County: 2010-2014**

<b>Occupation</b>	<b>Number</b>	<b>Percent of Total</b>
Management, Business, Science, and Arts Occupations		
Management, Business, and Financial	11,620	16.3
Computer, Engineering, and Science	3,765	5.3
Education, Legal, Community Service, Arts, and Media	5,768	8.1
Healthcare Practitioners and Technical	4,046	5.7
Subtotal	25,199	35.4
Service Occupations		
Healthcare Support	1,606	2.3
Protective Service	792	1.1
Food Preparation and Serving Related	2,765	3.9
Building and Grounds Cleaning and Maintenance	1,992	2.8
Personal Care and Service	2,320	3.3
Subtotal	9,475	13.4
Sales and Office Occupations		
Sales and Related	7,930	11.1
Office and Administrative Support	10,129	14.2
Subtotal	18,059	25.3
Natural Resources, Construction, and Maintenance Occupations		
Farming, Fishing, and Forestry	439	0.6
Construction and Extraction	3,270	4.6
Installation, Maintenance, and Repair	2,601	3.7
Subtotal	6,310	8.9
Production, Transportation, and Material Moving Occupations		
Production	7,980	11.2
Transportation	2,211	3.1
Material Moving	1,948	2.7
Subtotal	12,139	17.0
<b>Total</b>	<b>71,182</b>	<b>100.0</b>

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

### **Total Employment Levels<sup>37</sup>**

The previous two sections provided information on the employment characteristics of Washington County residents, including those that worked outside the County. Total employment in the County, that is, the number of jobs located in Washington County, stood at about 68,500 jobs in 2014, compared to about 63,900 jobs in 2010 and approximately 60,300 jobs in 2000.

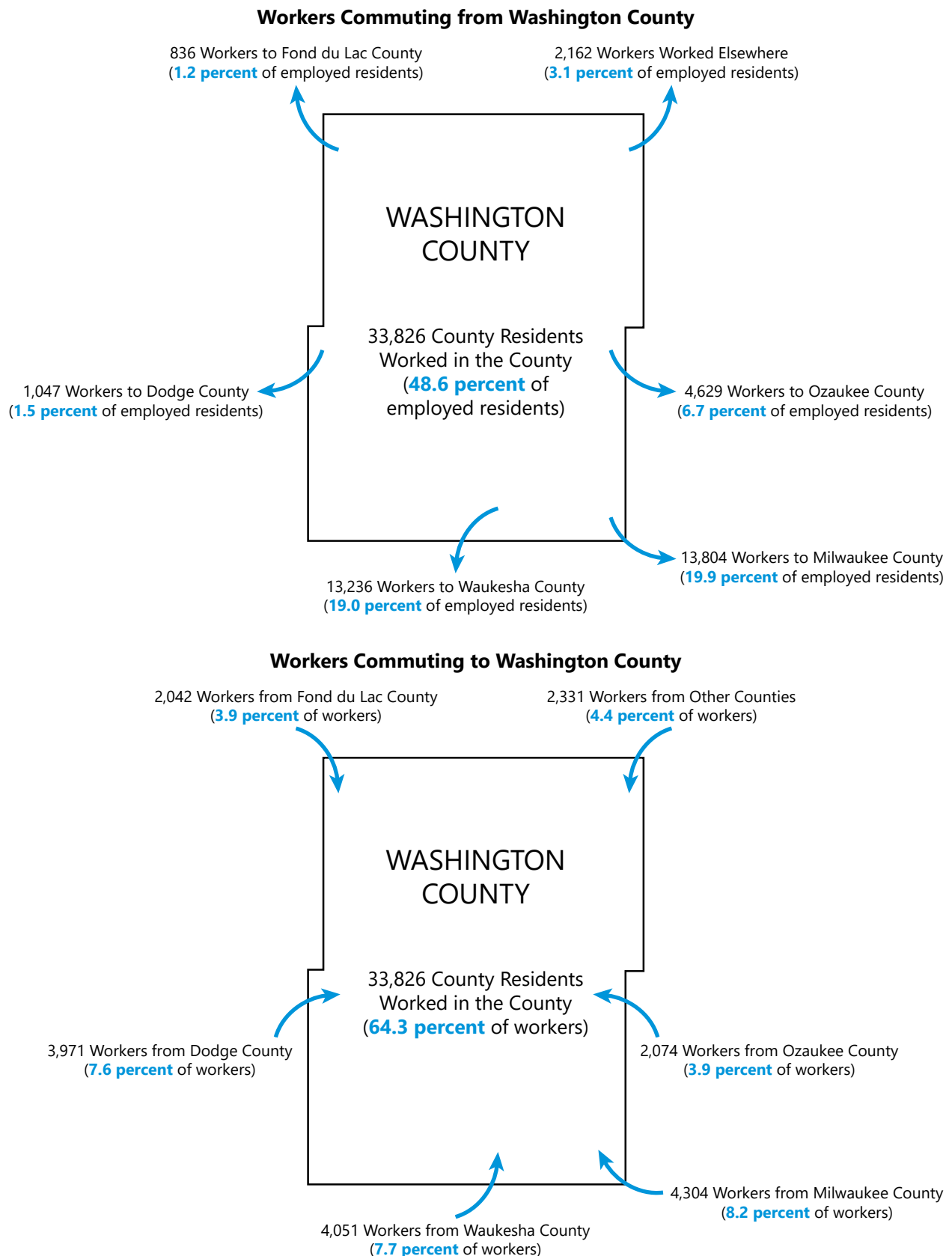
Information on employment levels by County in the Region for 2000, 2010, and 2014 is shown in Table 3.13. Five of the seven counties in the Region gained jobs from 2000 to 2010, including Washington County, which gained approximately 3,600 jobs, an increase of 6 percent. The only county in the Region to gain more jobs between 2000 and 2010 was Kenosha County, which gained approximately 7,000 jobs, an increase of approximately 10 percent. The number of jobs decreased between 2000 and 2010 in Milwaukee and Racine Counties and within the Region as a whole, reflecting the economic recession of the late 2000s. Each county in the Region gained jobs from 2010 to 2014, with Washington County experiencing the largest percentage gain among the Counties at about 7 percent.

### **Employment by Industry**

Information regarding employment levels by industry provides insight into the structure of the economy of an area and changes in that structure over time. This section presents current and historical employment levels for general industry groups. Changes in the number and proportion of jobs within general industry groups for Washington County and the Region for 2000, 2010, and 2014 are presented in Table 3.14.

<sup>37</sup> Information on jobs located in Washington County is derived from the U. S. Bureau of Economic Analysis, which compiles its data largely on information collected under State Unemployment Insurance programs.

**Figure 3.2**  
**Commuting Patterns Into and From Washington County: 2009-2013**



Source: U.S. Bureau of the Census and SEWRPC

**Table 3.13**  
**Employment Trends by County in the Region: 2000, 2010, and 2014**

County	Number of Jobs			Change: 2000-2010		Change: 2010-2014	
	2000	2010	2014	Number	Percent	Number	Percent
Kenosha County	67,900	74,900	77,500	7,000	10.3	2,600	3.5
Milwaukee County	618,300	575,400	589,700	-42,900	-6.9	14,300	2.5
Ozaukee County	50,400	52,500	55,700	2,100	4.2	3,200	6.1
Racine County	93,800	88,300	90,400	-5,500	-5.9	2,100	2.4
Walworth County	51,200	52,700	55,800	1,500	2.9	3,100	5.9
Washington County	60,300	63,900	68,500	3,600	6.0	4,600	7.2
Waukesha County	267,900	268,900	285,200	1,000	0.4	16,300	6.1
Region	1,209,800	1,176,600	1,222,800	-33,200	-2.7	46,200	3.9

Source: U.S. Bureau of Economic Analysis and SEWRPC

Information regarding employment levels by industry provides insight into the structure of the economy of an area and changes in that structure over time. This section presents current and historical employment levels for general industry groups. Changes in the number and proportion of jobs within general industry groups for Washington County and the Region for 2000, 2010, and 2014 are presented in Table 3.14. The percentage of jobs in the agriculture, industrial, and other industry groups declined from 2000 to 2010 within both the Region and the County. Both the County and the Region experienced increases in service jobs from 2000 to 2010. While the number of jobs in retail trade increased 23 percent for the County from 2000 to 2010, the proportion of jobs in retail trade declined approximately 3 percent for the Region.

The percentage of jobs by general industry group in Washington County in 2010 is shown in Figure 3.4. Service jobs accounted for the greatest proportion of the County's jobs, approximately 37 percent, in 2010. The next greatest proportions were industrial jobs, approximately 29 percent, and retail jobs, approximately 19 percent.

Employment distribution in Washington County in 2010 is shown on Map 3.2. Employment within the County is generally concentrated in sewer service areas, including the County's cities and villages.

### 3.2 POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS

The projection of future population, household, and employment levels is essential to properly design a comprehensive plan for the future development of the County. The future demand for land, housing, transportation facilities and services, and utilities and other supporting community facilities depends directly on future population, household, and employment levels.

Population, household, and employment projections for the year 2050, which is the design year of this plan, were prepared by SEWRPC from 2012 to 2013. These projections were developed in support of the continuing regional planning program as well as to provide a basis and a point of departure for county and local planning within the Region. Regional and county-level projections are documented in two technical reports—SEWRPC Technical Report No. 10 (5th Edition), *The Economy of Southeastern Wisconsin*, and SEWRPC Technical Report No. 11 (5th Edition), *The Population of Southeastern Wisconsin*. Sub-county level projections—essentially, planned allocations of the regional and county-level projections—were developed as part of the regional land use and transportation plan, which is documented in SEWRPC Planning Report No. 55, *VISION 2050: A Regional Land Use Plan for Southeastern Wisconsin: 2050*.<sup>38</sup>

Under VISION 2050, most new development would be accommodated within urban service areas—areas that provide basic urban services including public sanitary sewer service and typically public water supply service and local parks, schools, and shopping areas. Consequently, under VISION 2050, most of the incremental population, households, and jobs anticipated in the coming decades are allocated to planned urban service areas. Increases in population, households, and employment beyond planned urban service

<sup>38</sup> SEWRPC Planning Report No. 55 is available on the SEWRPC website ([www.sewrpc.org](http://www.sewrpc.org)), or may be ordered from the Commission. Copies of the Technical Reports are also available on the website or may be ordered.



**Table 3.14  
Employment by General Industry Group in Washington County and the Region: 2000, 2010, and 2014**

General Industry Group	NAICS Code <sup>a</sup>	Washington County						2010		2014		Change: 2000-2010		Change: 2010-2014	
		2000		2010		2014		2010		2014		2000-2010		2010-2014	
		Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number	Percent	Number	Percent	Number	Percent
Agriculture	111, 112	1,200	2.0	1,100	1.7	1,000	1.5	-100	-8.3	-100	-9.1	-100	-9.1		
Industrial	23, 31-33, 42	22,700	37.7	18,700	29.3	21,300	31.1	-4,000	-17.6	2,600	13.9	2,600	13.9		
Retail Trade	44, 45, 722	10,000	16.6	12,300	19.2	8,500	12.4	2,300	23.0	-3,800	-30.9	-3,800	-30.9		
Service	51-56, 61, 62, 71 721, 81	18,100	30.0	23,900	37.4	29,500	43.1	5,800	32.0	5,600	23.4	5,600	23.4		
Government <sup>b</sup>	92	5,200	8.6	5,500	8.6	5,500	8.0	300	5.8	--	--	--	--		
Other <sup>c</sup>	113-115, 21, 22, 48, 49	3,100	5.1	2,400	3.8	2,700	3.9	-700	-22.6	300	12.5	300	12.5		
<b>Total</b>		<b>60,300</b>	<b>100.0</b>	<b>63,900</b>	<b>100.0</b>	<b>68,500</b>	<b>100.0</b>	<b>3,600</b>	<b>6.0</b>	<b>4,600</b>	<b>7.2</b>	<b>4,600</b>	<b>7.2</b>		

General Industry Group	NAICS Code <sup>a</sup>	Region						2010		2014		Change: 2000-2010		Change: 2010-2014	
		2000		2010		2014		2010		2014		2000-2010		2010-2014	
		Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number of Jobs	Percent of Total	Number	Percent	Number	Percent	Number	Percent
Agriculture	111, 112	5,900	0.5	5,200	0.4	4,600	0.4	-700	-11.9	-600	-11.5	-600	-11.5		
Industrial	23, 31-33, 42	321,200	26.5	242,800	20.6	257,100	21.0	-78,400	-24.4	14,300	5.9	14,300	5.9		
Retail Trade	44, 45, 722	190,800	15.8	185,800	15.8	119,900	9.8	-5,000	-2.6	-65,900	-35.5	-65,900	-35.5		
Service	51-56, 61, 62, 71 721, 81	531,900	44.0	584,400	49.7	684,600	56.0	52,500	9.9	100,200	17.1	100,200	17.1		
Government <sup>b</sup>	92	116,400	9.6	117,700	10.0	114,800	9.4	1,300	1.1	-2,900	-2.5	-2,900	-2.5		
Other <sup>c</sup>	113-115, 21, 22, 48, 49	43,600	3.6	40,700	3.5	41,800	3.4	-2,900	-6.7	1,100	2.7	1,100	2.7		
<b>Total</b>		<b>1,209,800</b>	<b>100.0</b>	<b>1,176,600</b>	<b>100.0</b>	<b>1,222,800</b>	<b>100.0</b>	<b>-33,200</b>	<b>-2.7</b>	<b>46,200</b>	<b>3.9</b>	<b>46,200</b>	<b>3.9</b>		

<sup>a</sup> See Figure 3.3 for a list of NAICS Codes and the occupations associated with each code.

<sup>b</sup> Includes all nonmilitary government agencies and enterprises, regardless of NAICS code.

<sup>c</sup> Includes agricultural services, forestry, commercial fishing, mining, utilities, and transportation and warehousing jobs.

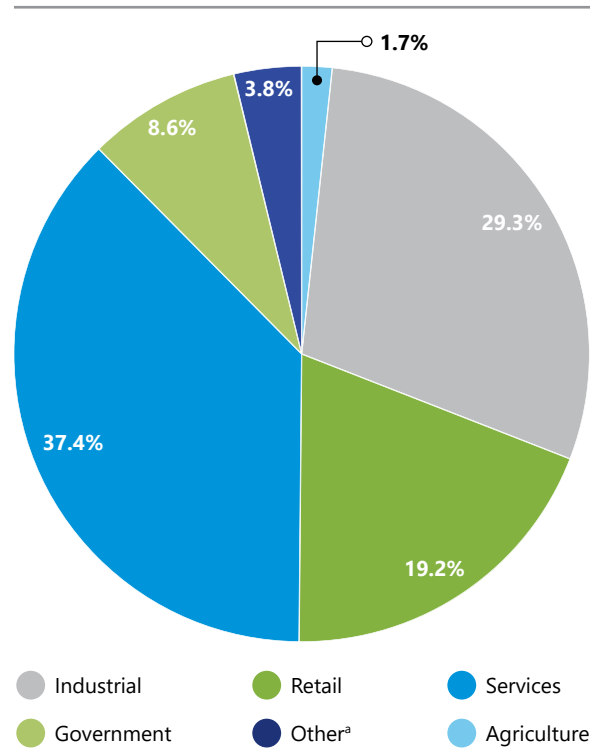
Source: U.S. Bureau of Economic Analysis and SEWRPC

**Figure 3.3**  
Description of 2012 NAICS Codes

NAICS Code	Industry Description
11:	Agriculture, Forestry, Fishing and Hunting:
111	Crop Production
112	Animal Production and Aquaculture
113	Forestry and Logging
114	Fishing, Hunting, and Trapping
115	Support Activities for Agriculture and Forestry
21	Mining, Quarrying, and Oil and Gas Extraction
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72:	Accommodation and Food Services:
721	Accommodation
722	Food Services and Drinking Places
81	Other Services (except Public Administration)
92	Public Administration

Source: U.S. Census Bureau and SEWRPC

**Figure 3.4**  
Percentage of Jobs by General Industry Group in Washington County: 2010



<sup>a</sup> Includes agricultural services, forestry, commercial fishing, mining, utilities, and transportation and warehousing jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC

areas are confined to areas where commitments to urban and exurban development have been made as well as to certain areas where rural-density residential development could be accommodated.<sup>39</sup>

The planned urban service areas envisioned in VISION 2050 are shown on Map 3.3. These are generalized urban service areas, the product of systems level planning. Further identification of precise urban service area boundaries and future growth within the County was accomplished as part of this multi-jurisdictional plan.

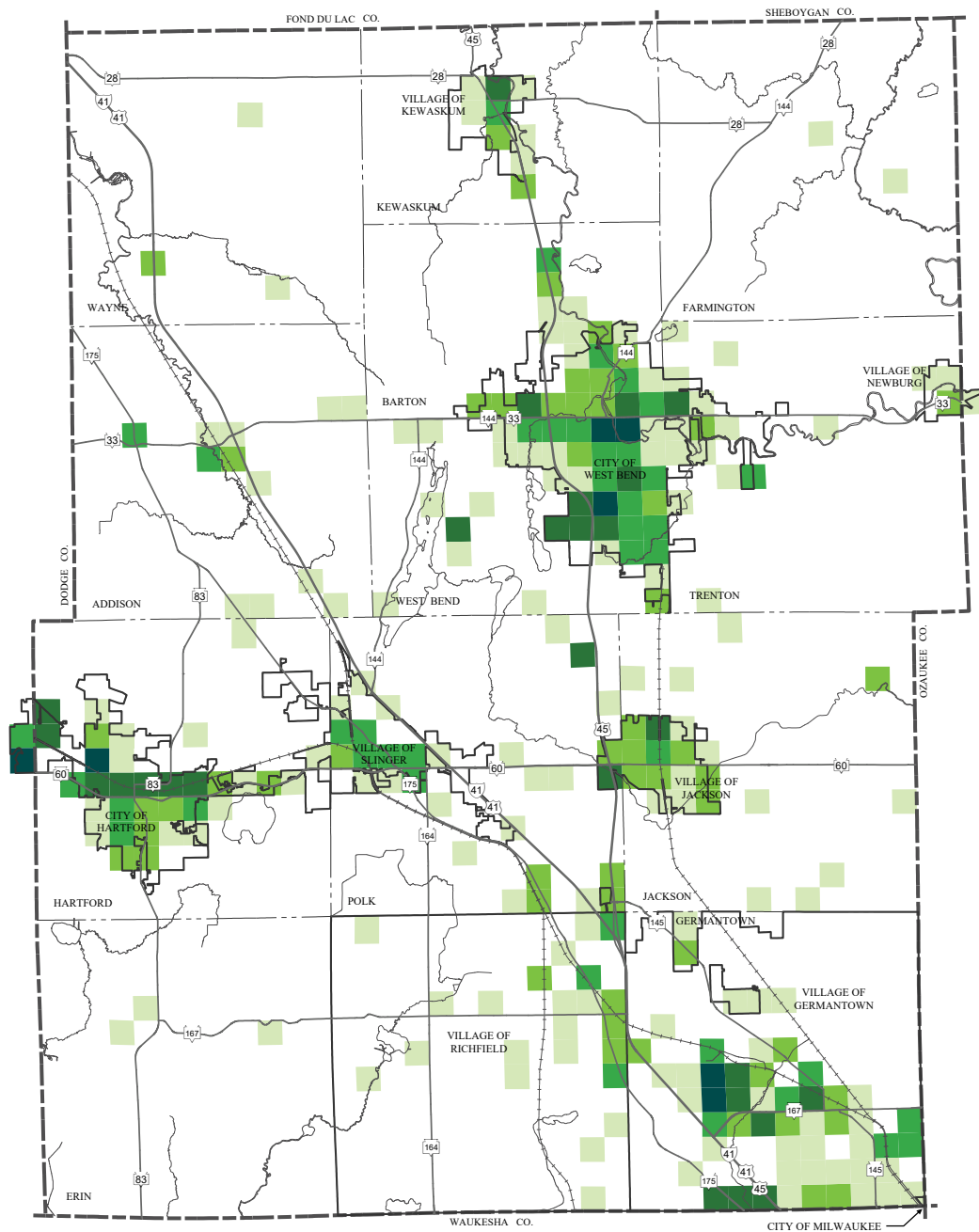
### Population and Household Projections

A widely used population projection technique known as the cohort-component method was used to develop regional and county-level population projections. This method involves disaggregating the population into cohorts, or subgroups, based upon age and gender, and considering three components of population change—births, deaths, and migration—with respect to each cohort. Operationally, the cohort-component model was applied simultaneously at the regional and county levels, with the results for the seven counties adjusted proportionately to match the Region as appropriate.

The population projections assumed a modest increase in fertility rates and life expectancy for Washington County and the Region overall. With respect to migration, it was envisioned that Washington County and the Region overall would experience a gradual, modest improvement in net migration. At the regional level, net migration for each five-year interval over the projection period was envisioned to be within the range of -10,000 to +13,000 people. It was envisioned that net migration into Washington County would average about 5,000 people for each five-year period.

<sup>39</sup> Urban development is defined as development with average densities of one home per 1.5 acres or less. Exurban density, which is neither rural nor urban, is development with average densities of one home per 1.5 to five acres. Rural development is defined as development with average densities of no more than one home per five acres.

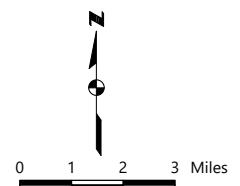
**Map 3.2  
Employment Distribution in Washington County: 2010**



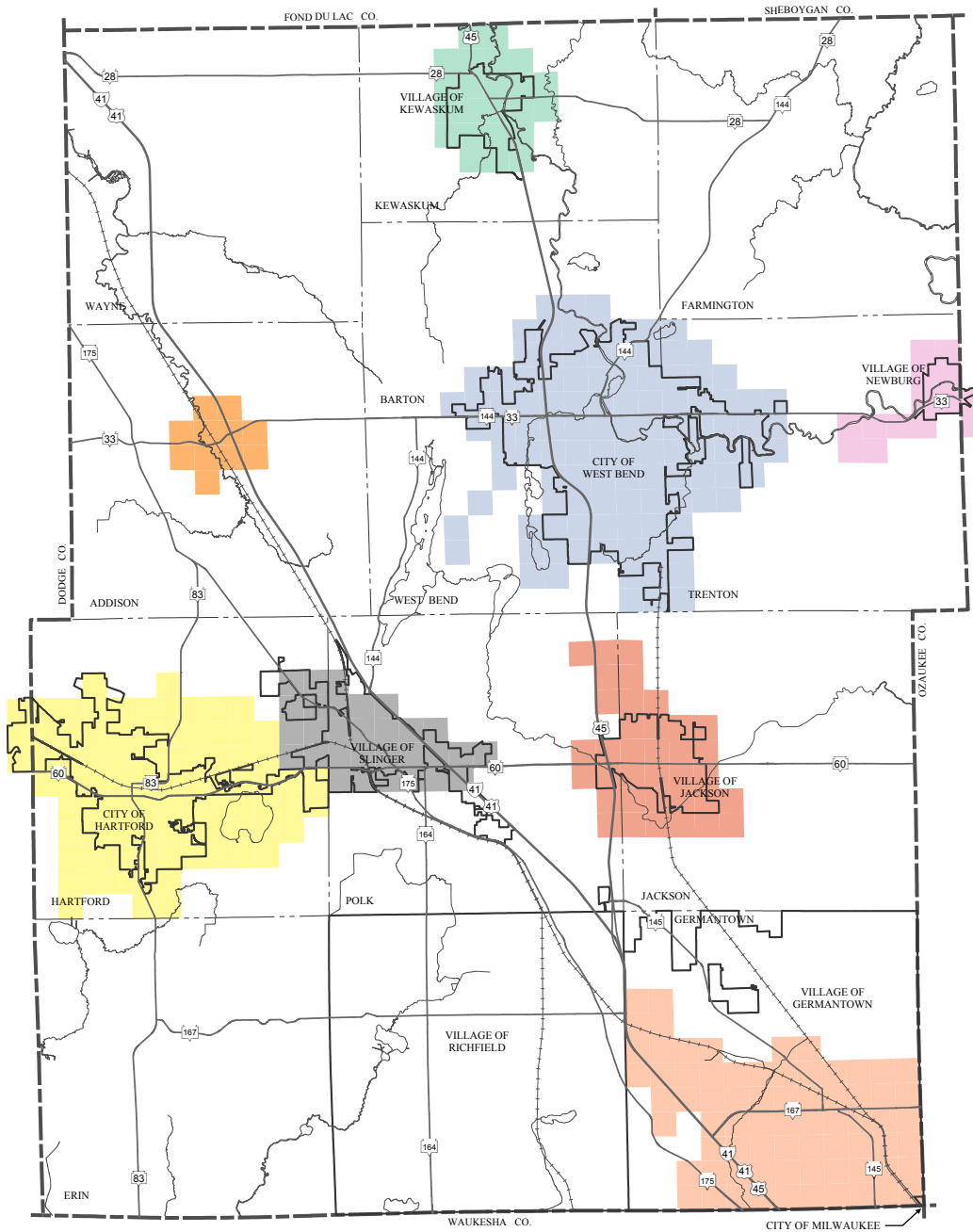
**JOBS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION**



Source: Wisconsin Department of Workforce Development and SEWRPC

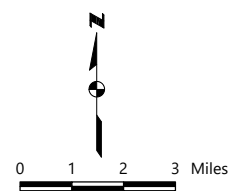


**Map 3.3**  
**Generalized Planned Urban Service Areas in Washington County: 2050**

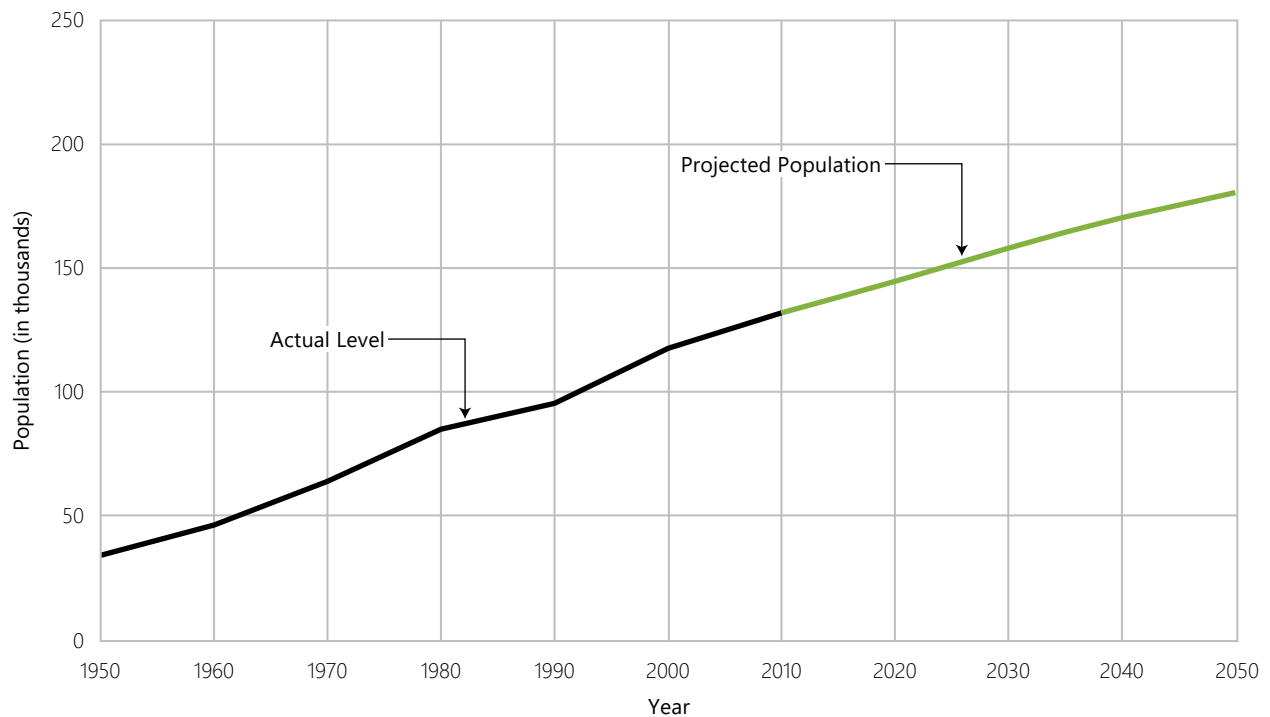


- |   |   |
|---|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> VILLAGE OF KEWASKUM | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> CITY OF HARTFORD      |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> TOWN OF ALLENTON    | <span style="display: inline-block; width: 20px; height: 10px; background-color: #808080; border: 1px solid black;"></span> VILLAGE OF SLINGER    |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> CITY OF WEST BEND   | <span style="display: inline-block; width: 20px; height: 10px; background-color: #CD5C5C; border: 1px solid black;"></span> VILLAGE OF JACKSON    |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #DDA0DD; border: 1px solid black;"></span> VILLAGE OF NEWBURG  | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> VILLAGE OF GERMANTOWN |

Source: SEWRPC



**Figure 3.5**  
**Actual and Projected Population in Washington County: 1950-2050**



Source: U.S. Bureau of the Census and SEWRPC

Regional and county-level household projections were derived from the population projections. The household projections assumed that, over the course of the projection period, the relative shares of population residing in households and group quarters by age group would not change significantly over the current situation. However, the increase in the total number of households will be moderated by the increase in the percentage of the Region’s population in older age groups, which is more likely to live either alone, within two-person households, or to reside in group quarters (nursing homes and assisted-living facilities). The household projections, therefore, assumed that average household sizes for the Region and its counties would decrease as the population ages.

Below the county level, future population and household levels are essentially planned allocations of the county projections for the year 2050. Developed as part of VISION 2050, the allocations were made based on a consideration of past trends in population and households, existing local comprehensive plans, and input received from local planning officials as the regional plan was prepared.

**Population Projections for Washington County and Southeastern Wisconsin**

The projected population for Washington County in 2050 is 180,500 people. This is a projected increase of 48,600 people, or about 37 percent, over the 2010 population level of 131,900.<sup>40</sup> Figure 3.5 shows the projected growth between 2010 and 2050 in relation to historical population growth between 1950 and 2000.

Existing and projected population totals for each urban service area and portions of the County outside planned urban service areas are set forth in Table 3.15. Planned urban service areas generally include existing sewer service areas and additional contiguous lands needed to accommodate anticipated urban development.

<sup>40</sup> Existing and projected population totals shown for Washington County in Table 3.15 include the portion of the Village of Newburg urban service area located in Ozaukee County.

**Table 3.15**  
**Population Projection for Washington County Under VISION 2050**

Sub-Area	Existing Population: 2010			Projected Population: 2050			Change: 2010–2050	
	Sewered	Unsewered	Total	Sewered	Unsewered	Total	Number	Percent
<b>Urban Service Areas</b>								
Allenton	744	125	869	1,808	--	1,808	939	108.1
Germantown	16,674	932	17,606	29,082	--	29,082	11,476	65.2
Hartford	15,190	828	16,018	20,565	--	20,565	4,547	28.4
Jackson	7,352	426	7,778	11,567	--	11,567	3,789	48.7
Kewaskum	4,033	102	4,135	6,332	--	6,332	2,197	53.1
Newburg <sup>a</sup>	1,286	516	1,802	2,335	--	2,335	533	29.6
Slinger	5,533	459	5,992	9,851	--	9,851	3,859	64.4
West Bend <sup>b</sup>	33,632	1,568	35,200	53,773	--	53,773	18,573	52.8
Subtotal	84,444	4,956	89,400	135,313	--	135,313	45,913	51.4
<b>Unsewered Areas<sup>c</sup></b>								
Addison	--	2,626	2,626	--	2,631	2,631	5	0.2
Barton	--	1,758	1,758	--	1,859	1,859	101	5.7
Erin	--	3,747	3,747	--	4,209	4,209	462	12.3
Farmington	--	4,014	4,014	--	4,184	4,184	170	4.2
Germantown	--	2,397	2,397	--	2,620	2,620	223	9.3
Hartford	--	1,062	1,062	--	1,058	1,058	-4	-0.4
Jackson	--	3,286	3,286	--	3,535	3,535	249	7.6
Kewaskum	--	922	922	--	1,033	1,033	111	12.0
Polk	--	3,588	3,588	--	4,057	4,057	469	13.1
Richfield	--	11,300	11,300	--	11,908	11,908	608	5.4
Trenton	--	2,602	2,602	--	2,639	2,639	37	1.4
Wayne	--	2,169	2,169	--	2,510	2,510	341	15.7
West Bend	--	3,192	3,192	--	3,274	3,274	82	2.6
Subtotal	--	42,663	42,663	--	45,517	45,517	2,854	6.7
<b>Washington County</b>	<b>84,444</b>	<b>47,619</b>	<b>132,063</b>	<b>135,313</b>	<b>45,517</b>	<b>180,830</b>	<b>48,767</b>	<b>36.9</b>

<sup>a</sup> Includes the portion of the Village of Newburg urban service area in Ozaukee County. The Ozaukee County portion of the Village of Newburg urban service area includes a 2010 sewered population of 115 people, 2010 unsewered population of 61 people, and projected 2050 population of 330 people.

<sup>b</sup> The West Bend sewer service area serves portions of the Big Cedar Lake area.

<sup>c</sup> Areas located outside planned urban service areas.

Source: SEWRPC

Table 3.16 sets forth population levels in 2010 and 2050 population projections for each county in the Region. Kenosha and Walworth Counties are expected to experience the greatest percentage increases in population, due in part to an anticipated continued influx of Illinois residents relocating to Wisconsin. Washington County is projected to experience the third-highest percentage increase in population in the Region.

### **Projected Age Composition**

SEWRPC population projections anticipate change in the age structure of the population over the course of the planning period. Population projections by age group for the Region and for the County are presented in Tables 3.17<sup>41</sup> and 3.18 respectively. Changes in the proportions of the projected population by age are further illustrated in Figure 3.6, which compares smaller age ranges of Washington County's existing and projected age groups by gender. Although the number of people in each of four major age groups outlined in the tables will increase overall between 2010 and 2050, the percentage of the population in the three age groups younger than 65 years of age will decrease between 2010 and 2050. Conversely, the percentage of the population 65 years of age and older will increase for both the County and the Region over the planning period.

<sup>41</sup> Table 3.17 does not reflect adjustments to the regional population projection made during the development of VISION 2050.

**Table 3.16**  
**Actual and Projected Population in the Region by County: 2010-2050**

County	2010 Population (Census) <sup>a</sup>	2050 Population Projection	Change: 2010-2050	
			Number	Percent
Kenosha	166,400	238,000	71,600	43.0
Milwaukee	947,700	1,011,900	64,200	6.8
Ozaukee	86,400	109,100	22,700	26.3
Racine	195,400	227,700	32,300	16.5
Walworth	102,200	140,600	38,400	37.6
Washington	131,900	180,500	48,600	36.8
Waukesha	389,900	481,400	91,500	23.5
Region	2,020,000	2,389,200	369,200	18.3

<sup>a</sup> Rounded to nearest hundred.

Source: U.S. Bureau of the Census and SEWRPC

**Table 3.17**  
**Actual and Projected Population in the Region by Age Group: 2010-2050**

Age Group	Year								
	Actual Population	Projected Population							
	2010	2015	2020	2025	2030	2035	2040	2045	2050
Under 5	133,503	132,574	137,216	140,037	141,943	142,431	142,100	142,690	145,429
5 to 9	137,010	132,098	131,865	137,117	140,359	142,726	143,716	143,856	144,897
10 to 14	140,118	139,101	134,433	134,243	139,642	143,073	145,761	147,090	147,460
15 to 19	144,926	140,458	139,757	135,145	134,923	140,421	143,954	146,775	148,232
Subtotal 0 to 19	555,557	544,231	543,271	546,542	556,867	568,651	575,531	580,411	586,018
20 to 24	137,595	142,227	138,007	137,820	133,270	133,024	138,287	141,607	144,168
25 to 29	137,321	138,260	143,254	138,989	138,780	134,306	134,196	139,553	142,928
30 to 34	128,174	138,906	139,990	146,365	142,608	142,113	137,436	137,497	143,497
35 to 39	125,851	128,235	139,722	140,774	148,111	145,036	144,657	140,029	140,299
40 to 44	136,456	124,949	127,657	139,230	140,077	148,037	145,673	145,563	141,035
Subtotal 20 to 44	665,397	672,577	688,630	703,178	702,846	702,516	700,249	704,249	711,927
45 to 49	153,577	134,804	123,656	126,410	137,859	138,682	147,039	145,233	145,348
50 to 54	153,402	150,324	132,208	121,400	124,185	135,491	136,465	145,038	143,651
55 to 59	132,272	146,515	144,347	127,247	116,965	119,745	130,741	131,976	140,680
60 to 64	105,758	123,487	137,658	136,328	120,342	110,726	113,519	124,149	125,665
Subtotal 45 to 64	545,009	555,130	537,869	511,385	499,351	504,644	527,764	546,396	555,344
65 to 69	72,622	95,606	112,504	126,263	125,667	111,199	102,561	105,463	115,694
70 to 74	54,925	65,029	86,265	102,150	115,300	115,462	102,581	94,932	97,968
75 to 79	46,609	47,156	56,542	75,548	89,990	102,322	103,365	92,408	85,915
80 to 84	39,940	36,722	37,866	46,070	62,143	74,737	85,979	87,999	79,416
85 and Older	39,911	44,344	46,058	48,601	55,664	70,229	87,736	106,837	121,758
Subtotal 65 and Older	254,007	288,857	339,235	398,632	448,764	473,949	482,222	487,639	500,751
Total	2,019,970	2,060,795	2,109,005	2,159,737	2,207,828	2,249,760	2,285,766	2,318,695	2,354,040 <sup>a</sup>

Note: Age groups that approximate the baby boom generation (people born from 1946 through 1964) are shaded gray.

<sup>a</sup> This total does not reflect adjustments to the regional population projection made during the development of VISION 2050.

Source: U.S. Bureau of the Census and SEWRPC

**Table 3.18**  
**Actual and Projected Population in Washington County by Age Group: 2010-2050**

Age Group	Year									Change: 2010-2050	
	Actual Population	Projected Population									
	2010	2015	2020	2025	2030	2035	2040	2045	2050	Number	Percent
Under 5	8,179	7,645	8,078	8,719	9,481	10,011	10,158	10,222	10,533	2,354	28.8
5 to 9	9,028	9,045	8,498	8,961	9,635	10,439	11,029	11,235	11,345	2,317	25.7
10 to 14	9,487	9,402	9,439	8,860	9,328	10,014	10,853	11,485	11,717	2,230	23.5
15 to 19	8,490	9,361	9,282	9,317	8,744	9,204	9,883	10,713	11,341	2,851	33.6
Subtotal 0 to 19	35,184	35,453	35,297	35,857	37,188	39,668	41,923	43,655	44,936	9,752	27.7
20 to 24	5,920	7,297	8,104	8,011	8,003	7,474	7,877	8,500	9,255	3,335	56.3
25 to 29	7,128	6,089	7,519	8,353	8,246	8,230	7,688	8,113	8,765	1,637	23.0
30 to 34	7,623	8,098	6,960	8,574	9,484	9,319	9,311	8,740	9,266	1,643	21.6
35 to 39	8,356	8,306	8,866	7,609	9,342	10,303	10,133	10,161	9,568	1,212	14.5
40 to 44	10,206	8,749	8,724	9,305	7,974	9,776	10,788	10,635	10,686	480	4.7
Subtotal 20 to 44	39,233	38,539	40,173	41,852	43,049	45,102	45,797	46,149	47,540	8,307	21.2
45 to 49	11,981	10,417	8,950	8,926	9,514	8,150	9,998	11,052	10,913	-1,068	-8.9
50 to 54	10,824	12,054	10,505	9,030	9,005	9,601	8,231	10,116	11,200	376	3.5
55 to 59	9,207	10,748	11,999	10,470	9,007	8,988	9,597	8,240	10,143	936	10.2
60 to 64	7,655	9,043	10,583	11,841	10,353	8,920	8,917	9,541	8,207	552	7.2
Subtotal 45 to 64	39,667	42,262	42,037	40,267	37,879	35,659	36,743	38,949	40,463	796	2.0
65 to 69	5,483	7,337	8,709	10,214	11,464	10,051	8,682	8,702	9,345	3,862	70.4
70 to 74	4,013	5,252	7,072	8,436	9,917	11,177	9,846	8,546	8,598	4,585	114.3
75 to 79	3,194	3,702	4,898	6,633	7,955	9,387	10,658	9,468	8,279	5,085	159.2
80 to 84	2,612	2,698	3,169	4,242	5,795	7,020	8,358	9,603	8,621	6,009	230.1
85 and Older	2,501	2,908	3,248	3,779	4,797	6,420	8,276	10,404	12,711	10,210	408.2
Subtotal 65 and Older	17,803	21,897	27,096	33,304	39,928	44,055	45,820	46,723	47,554	29,751	167.1
Total	131,887	138,151	144,603	151,280	158,044	164,484	170,283	175,476	180,493	48,606	36.9

Note: Age groups that approximate the baby boom generation (people born from 1946 through 1964) are shaded gray.

Source: U.S. Bureau of the Census and SEWRPC

A summary of the County's projected age composition for the four major age groups outlined in Table 3.18 follows:

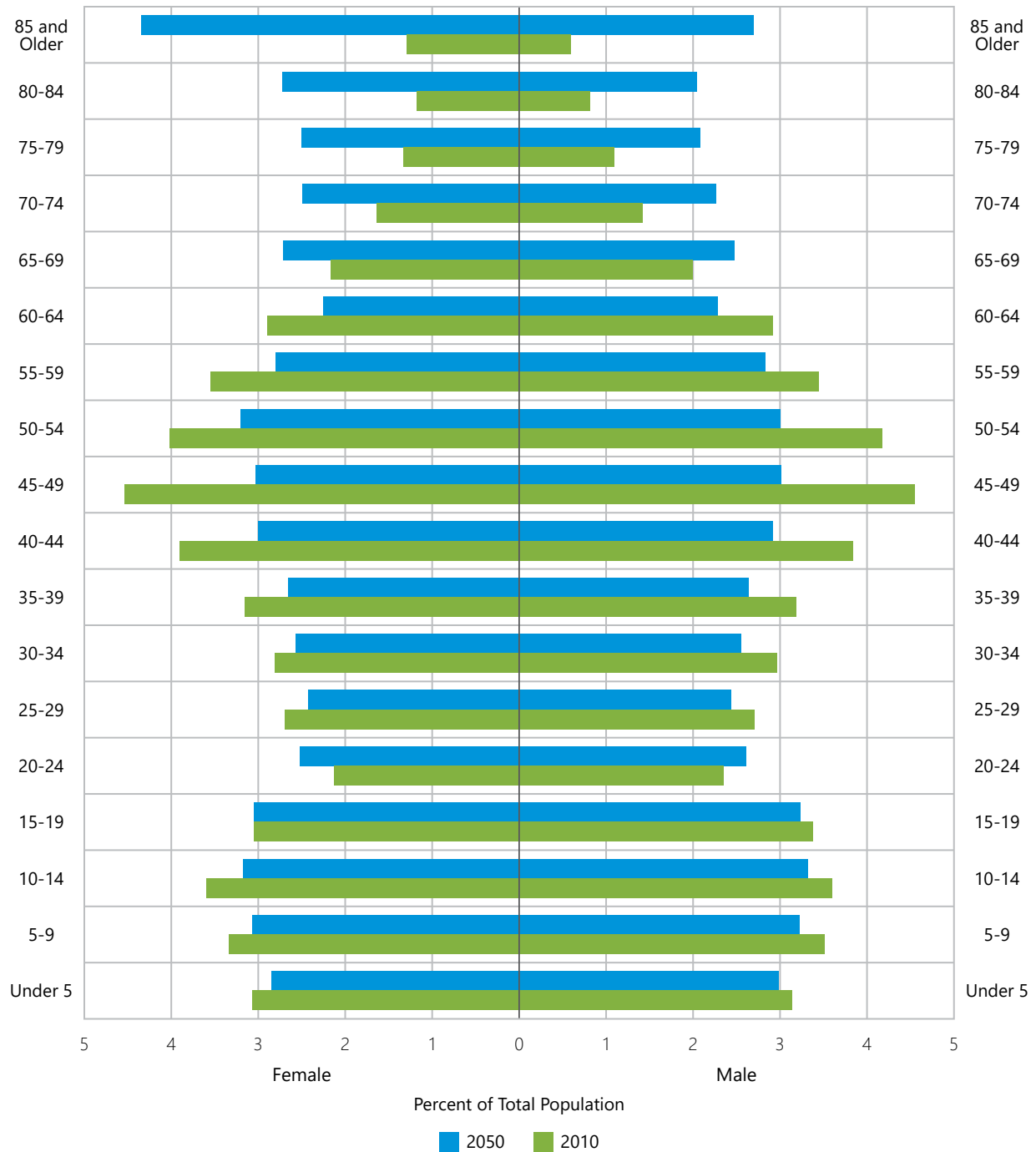
**Population Under 20 Years of Age:** The number of people under age 20 in the County is projected to increase from 35,184 in 2010 to 44,936 in 2050. Although the number of people in this age group will ultimately increase during the planning period, the percentage of the population under 20 years of age is expected to decrease from about 27 percent of the County's total population in 2010 to about 25 percent in 2050.

**Population 20 to 44 Years of Age:** The number of people in the 20 to 44 age group is projected to increase from 39,233 in 2010 to 47,540 in 2050. Although the number of people in this age group will increase during the planning period, the percentage of the population 20 to 44 years of age is expected to decrease from about 30 percent of the population in 2010 to about 26 percent in 2050.

**Population 45 to 64 Years of Age:** The number of people in the 45 to 64 age group is projected to be at its highest level in 2015, with virtually all of the baby boomers having moved into this age group by 2010. The number of residents in this age group will begin to decrease in 2020, as the baby boomers move into older age groups, and will start to increase gradually in 2040 to 40,463 people in 2050. The percent of the population in the 45 to 64 age group is projected to decrease from about 30 percent in 2010 to about 22 percent of the County population in 2050.



**Figure 3.6**  
**Existing and Projected Population in Washington County by Age and Gender: 2010 and 2050**



Source: U.S. Bureau of the Census and SEWRPC

**Population 65 Years of Age and Older:** The population 65 years of age and older is projected to continually increase throughout the planning period. By 2030, virtually all of the baby boomers will be age 65 or older. This age group accounted for approximately 13 percent of the population in 2010. In 2040, the proportion of 65 years of age and older would reach the age group’s highest level over the planning period, comprising about 27 percent of the County population. After 2040, the proportion of the population 65 years of age and older is projected to decrease, amounting to approximately 26 percent of the population by 2050. Overall, the number of people in this age group is projected to more than double over the planning period, increasing from 17,803 in 2010 to 47,554 in 2050.

The aging of the large baby boomer population is expected to result in changes to the overall age structure of the population of the Region and the County. Changes in the age composition may be expected to have a range of impacts, including impacts on the available labor force as baby boomers move into their retirement years. The aging of the population may also be expected to result in a need for housing, health care, transportation, and other services for a more elderly population.

The aging of the baby boomer population is reflected in the results of a retirement and departure survey conducted for Washington County in 2012. Almost 51 percent of surveyed employees indicated they plan to retire within 15 years. The survey also indicates that the Materials/Warehousing/Transportation, Production/Operations/Manufacturing, and Maintenance occupational areas will experience higher than average retirement rates over the next 15 years. Extensive survey results are documented in the survey report titled *Washington County Retirement & Departure Intentions Survey Report*, February 2013. The survey was conducted by local chambers of commerce and economic development corporations within Washington County in conjunction with Economic Development Washington County (EDWC), Moraine Park Technical College, UWM at Washington County, and UW-Extension.

### **Household Projections for Washington County**

Changes in the number and size of households will accompany changes in the size of the resident population. Taking the assumptions from VISION 2050 into consideration, the projected number of households for Washington County in 2050 is 74,300.<sup>42</sup> This is a projected increase of 22,695 households, or about 44 percent, over the 51,605 households in 2010. Household projections for sewer service areas and their adjacent urban service areas and portions of the County outside sewer service areas are shown on Table 3.19.



**The projected number of households for Washington County in 2050 is 74,300, which is an increase of 22,695 households over the 51,605 households in 2010.**

The projected average household size for the County in 2050 is 2.39 people per household. This is a decrease of about 6 percent from the 2010 average of 2.53 people per household. This household size decrease may be anticipated as a result of a combination of factors, including a continued change in household types as well as the projected increase in the older population age groups for which average household sizes tend to be smaller than for the total population.

### **Population and Household Projections Selected by Participating Local Governments**

VISION 2050 is a systems level plan and as such, it includes generalized boundaries for planned expansions of existing urban service areas. The regional plan focuses urban-density residential, commercial, and industrial uses within the planned urban service areas to accommodate most new residents, homes, and jobs. The regional plan thus provides an overall land use planning framework that relies on refinement and detailing through county and local government planning. The vehicle for such refinement and detailing of the regional plan is the local comprehensive plan.

Local governments preparing plan updates in Washington County were provided the opportunity to develop population and household projections for 2050 to use in local comprehensive plans that refine the systems level projections developed by SEWRPC for the Region and County. These projections form the basis used to plan for land use, housing, transportation, utilities, and other community facilities for each local comprehensive plan through the planning design year of 2050.

Three alternative 2050 population projections were developed by SEWRPC and distributed to each participating local government for review. The three projections, set forth in Table 3.20, provided a range for each local government to consider when determining a final population projection for 2050. Two projections were based on VISION 2050. The first of these assigned future population to cities, villages, and towns based

<sup>42</sup> Existing and projected household totals shown for Washington County in Table 3.19 include the portion of the Village of Newburg urban service area located in Ozaukee County.

**Table 3.19**  
**Household Projections for Washington County Under VISION 2050**

Sub-Area	Existing Households: 2010			Projected Households: 2050			Change: 2010–2050		Average Household Size: 2050
	Sewered	Unsewered	Total	Sewered	Unsewered	Total	Number	Percent	
Urban Service Areas									
Allenton	339	54	393	816	--	816	423	107.6	2.09
Germantown	6,574	384	6,958	12,014	--	12,014	5,056	72.7	2.39
Hartford	6,100	325	6,425	8,598	--	8,598	2,173	33.8	2.35
Jackson	3,063	153	3,216	4,962	--	4,962	1,746	54.3	2.29
Kewaskum	1,591	43	1,634	2,608	--	2,608	974	59.6	2.40
Newburg <sup>a</sup>	490	195	685	920	--	920	235	34.3	2.48
Slinger	2,204	167	2,371	4,055	--	4,055	1,684	71.0	2.38
West Bend <sup>b</sup>	13,752	579	14,331	22,911	--	22,911	8,580	59.9	2.28
Subtotal	34,113	1,900	36,013	56,884	--	56,884	20,871	58.0	--
Unsewered Areas <sup>c</sup>									
Addison	--	918	918	--	964	964	46	5.0	2.73
Barton	--	659	659	--	733	733	74	11.2	2.54
Erin	--	1,405	1,405	--	1,658	1,658	253	18.0	2.53
Farmington	--	1,462	1,462	--	1,601	1,601	139	9.5	2.61
Germantown	--	899	899	--	1,036	1,036	137	15.2	2.53
Hartford	--	375	375	--	393	393	18	4.8	2.69
Jackson	--	1,192	1,192	--	1,348	1,348	156	13.1	2.62
Kewaskum	--	348	348	--	410	410	62	17.8	2.52
Polk	--	1,323	1,323	--	1,571	1,571	248	18.7	2.58
Richfield	--	4,170	4,170	--	4,620	4,620	450	10.8	2.58
Trenton	--	941	941	--	1,000	1,000	59	6.3	2.64
Wayne	--	768	768	--	931	931	163	21.2	2.68
West Bend	--	1,206	1,206	--	1,299	1,299	93	7.7	2.51
Subtotal	--	15,666	15,666	--	17,564	17,564	1,898	12.1	--
Washington County	34,113	17,566	51,679	56,884	17,564	74,448	22,769	44.1	2.39

<sup>a</sup> Includes the portion of the Village of Newburg urban service area in Ozaukee County. The Ozaukee County portion of the Village of Newburg urban service area in 2010 includes 52 sewered households, 22 unsewered households, and 148 projected 2050 households.

<sup>b</sup> The West Bend sewer service area serves portions of the Big Cedar Lake area.

<sup>c</sup> Areas located outside planned urban service areas.

Source: SEWRPC

on 2010 civil division boundaries. The second projection assigned future population assuming that areas within a planned city or village sewer service area would be annexed by the city or village (similar to the urban service area and unsewered area projections for the County set forth in Table 3.15), unless a boundary agreement was in place that established future corporate limits. A third projection was prepared based on a similar methodology to that used by the Wisconsin Department of Administration, whereby population trends in each local government were used to project future population. The projection was based on population trends from 1990 to 2015, with changes in the period between 2000 and 2015 weighted more heavily than changes that occurred between 1990 and 2000.

Due to relatively minor changes in planned land use, those communities participating in the multi-jurisdictional planning process that have adopted a plan update as of January 24, 2019, all chose to adopt the year 2035 population and household projections that were the basis of the land use plan maps included in the first editions of their respective plans.

### Employment Projections

The Commission used a disaggregate approach to the preparation of regional employment projections. This approach involved the consideration of employment in dominant and subdominant industry groups, along with certain residual groups, and the preparation of projections for those groups. Dominant industries are those that accounted for at least 4 percent of total regional employment in 2010 and subdominant

**Table 3.20**  
**Alternative Population Projections for Local Governments: 2050**

Local Government	2010 Population (U.S. Census)	2015 Population Estimate <sup>a</sup>	Alternative Population Projections: 2050		
			RLUP by Civil Division <sup>b</sup>	RLUP by Sewer Service Area <sup>c</sup>	25-Year Weighted Average <sup>d</sup>
<b>Cities</b>					
Hartford	14,223	14,403	17,015	20,565	20,458 <sup>e</sup>
West Bend	31,078	31,599	39,923	53,773	38,823
<b>Villages</b>					
Germantown <sup>f</sup>	19,749	19,972	31,519	29,082	24,771
Jackson	6,753	6,851	8,404	11,567	10,603
Kewaskum	4,004	4,017	6,244	6,332	5,323
Newburg <sup>g</sup>	1,254	1,242	1,791	2,335	1,442
Richfield	11,300	11,458	11,908	11,908	13,821
Slinger	5,068	5,235	7,606	9,851	8,014
<b>Towns</b>					
Addison	3,495	3,459	4,439	2,631	3,659
Barton	2,637	2,638	4,667	1,859	2,736
Erin	3,747	3,762	4,209	4,209	4,315
Farmington	4,014	4,034	4,184	4,184	5,403
Germantown	254	248	183	2,620	206
Hartford	3,609	3,587	6,649	1,058	3,353
Jackson	4,134	4,340	6,531	3,535	6,006
Kewaskum	1,053	1,053	1,121	1,033	962
Polk	3,937	3,979	4,428	4,057	4,315
Trenton	4,732	4,743	10,754	2,639	5,366
Wayne	2,169	2,185	2,510	2,510	2,955
West Bend	4,774	4,777	6,634	3,274	5,026
Washington County <sup>h</sup>	131,984	133,582	180,719	179,022	167,553

<sup>a</sup> Population estimates from the Wisconsin Department of Administration.

<sup>b</sup> Projections are based on VISION 2050 and assume that 2010 city and village boundaries will not change.

<sup>c</sup> Projections are based on VISION 2050 and assume that areas within a planned city or village sewer service area will be annexed by the city or village, unless a boundary agreement is in place that establishes future corporate limits (the four agreements within effect in 2015 include one between the City of West Bend and the Town of West Bend; one between the Village of Jackson and the Town of Jackson (does not reflect the mediated cooperative plan agreement approved in 2018); one between the City of Hartford and the Town of Erin; and one between the City of Hartford and the Towns of Erin, Hartford, and Richfield (made prior to Richfield's incorporation as a Village)).

<sup>d</sup> Projections were prepared using a methodology similar to that used by the Wisconsin Department of Administration, whereby population trends in each community over the past 25 years are used to project the future population. Population changes in the 2000 to 2015 period are weighted more heavily than changes between 1990 and 2000.

<sup>e</sup> The population residing in the portion of the City of Hartford located in Dodge County in 1990 and 2000 was included in the calculation for the 25-year weighted average.

<sup>f</sup> The projected population for the Village of Germantown under VISION 2050 includes 31,519 residents in the sewer service area and 2,437 in the unsewered portion.

<sup>g</sup> Includes the entire Village of Newburg.

<sup>h</sup> Includes all of Washington County plus that portion of the Village of Newburg in Ozaukee County (excludes that portion of the City of Hartford in Dodge County).

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC

**Table 3.21  
Employment Projections for Washington County Under VISION 2050**

Industry Group	Existing Jobs 2010	Projected Jobs 2050	Change: 2010-2050		Percent of Total Employment	
			Number	Percent	2010	2050
Industrial <sup>a</sup>	18,681	22,250	3,569	19.1	29.2	25.4
Retail	12,269	15,013	2,744	22.4	19.2	17.2
Services <sup>b</sup>	23,925	40,622	16,697	69.8	37.5	46.5
Transportation, Warehousing, and Utilities	2,301	2,712	411	17.9	3.6	3.1
Government	5,511	5,825	314	5.7	8.6	6.7
Other <sup>c</sup>	1,207	978	-229	-19.0	1.9	1.1
<b>Total</b>	<b>63,894</b>	<b>87,400</b>	<b>23,506</b>	<b>36.8</b>	<b>100.0</b>	<b>100.0</b>

<sup>a</sup> Industrial includes construction, manufacturing, and wholesale trade categories.

<sup>b</sup> Includes finance, insurance, and real estate (FIRE), and other service categories.

<sup>c</sup> Includes agricultural, agricultural services, forestry, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC

industries are those that accounted for 2 to 3.9 percent. At the regional level, employment projections for industries were developed based on past industry trends, available indicators of future trends nationally and in the State and Region, and relative industry and sector strength in the Region as compared to the State and Nation. Another variable taken into account was the future available labor force. Population projections indicate a leveling-off in the regional labor force may be expected as much of the baby boomer population reaches retirement age in the middle of the projection period, even if the projected modest increase in in-migration to the Region occurs. The anticipated leveling-off of the labor force is expected to moderate the number of jobs able to be accommodated in the Region and Washington County.

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The number of jobs by industry group in 2010 and the projected number of jobs in 2050 are shown in Table 3.21. The total number of jobs in the County is projected to increase by 23,506 jobs, or by about 37 percent.

Most of the job growth is expected to occur in the services industry group, which includes service jobs and jobs in finance, insurance, and real estate. Retail, industrial, transportation and utility, and government jobs are expected to increase over the planning period while the number of agricultural and natural-resource related jobs are expected to decrease.





Credit: Washington County

## 4.1 INTRODUCTION

The purpose of the Issues and Opportunities Element is to define a desired future for Washington County and each local government participating in the multi-jurisdictional planning process. Section 66.1001 (2) (a) of the *Wisconsin Statutes* requires that the Issues and Opportunities Element include a “statement of the overall objectives, policies, goals, and programs of the governmental unit to guide the future development and redevelopment of the governmental unit over the planning period.” Although not defined in the *Statutes*, the Wisconsin Department of Administration has provided the following definitions of those terms:

**Goals:** Broad and general expressions of a community’s aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

**Objectives:** More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

**Policies:** Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

**Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies.

## 4.2 WASHINGTON COUNTY VISIONING PROCESS

### Visioning Process

The visioning process was undertaken while preparing the first edition of this plan and included developing general goals and objectives with the Washington County Planning, Conservation and Parks Committee (PCPC) of the County Board and the Washington County Comprehensive Plan Technical Advisory Committee. In addition, several committees conducted brainstorming sessions to help develop countywide goals, objectives, and policies, including:



**The Multi-Jurisdictional Advisory Committee is one of several committees that conducted brainstorming sessions contributing to the visioning process.**

- Washington County Board of Health
- Washington County Health and Aging Committee
- Washington County Highway Committee
- Washington County Transit Committee
- Multi-jurisdictional Comprehensive Plan Advisory Committee (MJAC)
- Multi-jurisdictional Agricultural, Natural and Cultural Resources Element Work Group (ANCR WG)
- Multi-jurisdictional Land Use and Transportation Element Work Group (LUT WG)
- Multi-jurisdictional Housing, Utilities and Community Facilities and Economic Development Element Work Group (HUED WG)

The goals and objectives developed for the first edition of this plan are based on the following:

- Results of a countywide comprehensive planning kickoff meeting held in December 2005 that included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis
- A countywide comprehensive planning public opinion survey conducted in February 2006
- Results of a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted in October and November 2005 with the Multi-jurisdictional Comprehensive Plan Advisory Committee and three element work groups
- Public comments obtained from the Washington County Comprehensive Plan Interactive Visioning Workshop held in July 2006
- Goals and objectives from adopted County plans
- Data collected and mapped during the inventory phase of the plan
- Other public comment obtained via the Washington County comprehensive planning website, e-mails, local government comprehensive planning public informational meetings, and other public meetings
- Consideration of the nine elements of the comprehensive plan

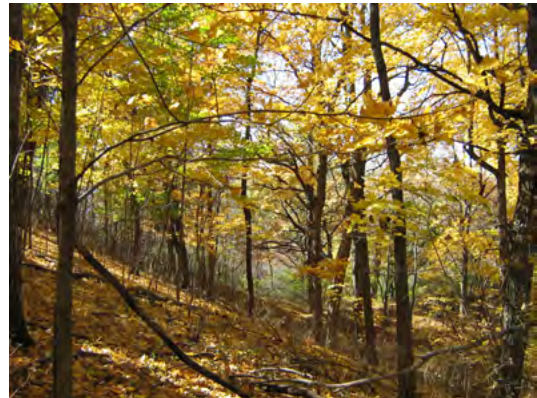
Detailed results of the visioning process are documented in the first edition of this plan.



## Issues and Opportunities Identified for the Year 2035 Plan

The following general County planning issues and opportunities were identified during the visioning process undertaken while preparing the first edition of this plan:

- **Changing Age Structure of the Population:** The population projections in Chapter 2 of the first edition of this plan indicate that the population of Washington County in 2035 will be 157,265 residents. This is a projected increase of 39,769 residents, or about 34 percent, over the 2000 population level of 117,496. Age distribution has important implications for planning and the formation of public policies in the areas of education, recreation, health, housing, transportation, and economic development. In 2035, residents 65 years of age and older would comprise about 24 percent of the County population, compared to about 11 percent in 2000. The number of residents in this age group was projected to increase from 13,212 in 2000 to 38,325 in 2035. Changes in the age composition may be expected to have a range of impacts, including, importantly, impacts on the available labor force, as Baby Boomers move into their retirement years. The aging of the population may also be expected to result in a need for housing, health care, transportation, and other services for a more elderly population. Planning efforts for the County and its government agencies must consider these changes.
- **Rural and Small Town Character and Cultural Resources:** The public opinion survey indicated a strong desire among residents to preserve the small town character of Washington County. About 69 percent of respondents thought that preserving their community's small town character should be given a high priority. Strong support was also expressed for preserving historic buildings. About 35 percent of respondents felt that historic preservation should be given a high priority, and 43 percent thought it should have a medium priority. Cultural and historical facilities were indicated as strengths in the SWOT analysis.
- **Environmental Preservation:** Survey respondents gave a high priority to preserving woodlands and open space in the County. Over 76 percent of respondents indicated preserving woodlands should be given a high priority and 77 percent said that maintaining the existing parks and open spaces in the County should also be given a high priority. The Kettle Moraine, natural areas, lakes, wetlands, woodlands, and recreational and cultural opportunities were found to be strengths of the County in the SWOT analysis. Threats to water supply and quality and the loss of primary environmental corridors were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve critical species habitat areas, natural areas, primary environmental corridors, and upland woodlands.
- **Farmland Preservation:** Preserving farmland was a high priority among residents as found from both the SWOT analysis and the survey. Almost 85 percent of survey respondents, either strongly agreed (44 percent) or agreed (39 percent) with the need to preserve farmland in Washington County. Opportunities identified in the SWOT analysis included the potential purchase of development rights (PDR) program and promoting family farms. A lack of farm product infrastructure was identified as a threat in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve prime agricultural lands.



Survey respondents gave a high priority to preserving woodlands and open space in the County.



Preserving farmland is a high priority among residents as found from both the SWOT analysis and the survey.

- **Development Patterns:** With regards to the pattern of new development in the County, slightly more than half (51 percent) of survey respondents would prefer that development be concentrated rather than scattered (37 percent). The SWOT results also indicated that respondents preferred contiguous development rather than scattered development, citing the need to control growth and limit urban sprawl. A common theme expressed by participants during the countywide visioning workshop was to concentrate urban development within the sewer service areas, promote opportunities for redevelopment in areas with existing infrastructure and downtown areas, and to minimize rural development.
- **Public Utilities and Energy:** Rising energy costs will have an impact on all aspects of life in the County. An overwhelming majority of survey respondents (82 percent) indicated support for expanding wind power. In addition, survey respondents indicated support for expanding high-speed internet service (72 percent) and expanding public sewer and water service (61 percent).
- **Transportation:** Over 46 percent of survey respondents placed a high priority on expanding bike paths and lanes throughout the County and about 37 percent placed a high priority on expanding bus service to other counties. SWOT results also indicted the need for an expanded countywide trail system, improved transportation choices, and an increasing need for public transportation. Providing a variety of choices in transportation was viewed as important, particularly in light of the changing age structure of the County population and energy concerns. Constructing new streets and highways and widening streets and highways were given a low priority by survey respondents. SWOT results indicated that Washington County provides good road maintenance and has a good north-south transportation corridor, but lacks a major east-west transportation corridor. A common theme expressed by participants during the countywide visioning workshop was to expand countywide hiking and biking lanes.



**Over 46 percent of survey respondents placed a high priority on expanding bike paths and lanes throughout the County.**

- **Intergovernmental Cooperation:** The ability of adjacent communities and different levels of government to work together is a concern that will affect all future planning and policy efforts. Proximity to Milwaukee was viewed as both a strength and a weakness in the SWOT analysis. The ability to work regionally and across municipal boundaries were important issues expressed in the SWOT analysis including the need for intergovernmental cooperation including the use of boundary agreements, coordinated planning, and providing services to annexed lands. An overwhelming majority of survey respondents (76 percent) indicated they would favor the sharing of municipal services.
- **Housing:** Over 60 percent of survey respondents indicated that the County needs more single-family housing that is priced under \$200,000. The median sale price of a home in Washington County was \$202,000 in 2006. The minimum annual household income needed to afford a median priced home was \$74,662 in 2006. In 2005, the average annual wage of those working in Washington County was \$33,398 per year. The average single-income household, consisting of a wage earner that works in the County, was not capable of purchasing a median priced home in the County. Further, the average two-income household, with both wage earners working in the County, was not capable of purchasing a median priced home in the County. The lack of affordable housing was cited as a threat during the countywide SWOT analysis and the SWOT analysis conducted by the MJAC and each of the three element work groups. The ability of those

working in the County to afford housing in the County should be considered when developing housing policies. Housing choices are important as the population ages and as a way to provide an adequate work force for future economic development in the County. A common theme expressed by participants during the countywide visioning workshop was the need to provide a wide range of housing types.

- **Economic Development:** A variety of economic development issues surfaced in the SWOT analysis. Although good job opportunities, a diverse manufacturing base, and a good workforce were identified as strengths in the SWOT analysis, the aging workforce, lack of high paying jobs, and loss of job growth were viewed as weaknesses for Washington County. Opportunities identified included promoting a variety of industries and concentrating industrial development along major transportation routes.
- **Community Facilities:** The SWOT results indicated the continued quality of schools and health care facilities as important issues. The existing educational and medical facilities in the County were viewed as strengths in the SWOT analysis. In addition, 78 percent of survey respondents rated the quality of public schools as very important (61 percent) or somewhat important (17 percent) in residents' decision to live in Washington County.
- **Implementation:** Implementing the County comprehensive plan was the subject of several discussions during the PCPC and other County committee meetings to develop goals and objectives for this element. Committee members stressed the need to follow the plan after its adoption and to identify a core set of data that can be routinely updated and disseminated to government officials, organizations, and citizens.



**The existing health care facilities in the County were viewed as a strength in the SWOT analysis.**

Each of the preceding general planning issues and opportunities affect the existing quality of life in the County, which was a reoccurring theme throughout each form of public comment. Ninety-four percent of respondents to the countywide public opinion survey found the quality of life in the County to be good or excellent.

### **Issues and Opportunities Identified for the Year 2050 Plan Update**

A review of the current inventory and projected future information presented in the element chapters of this plan indicates that the general planning issues identified while developing the year 2035 plan are still relevant. This finding was validated by the results of a brainstorming session held with the Washington County Board of Supervisors in conjunction with the year 2050 plan update. The purpose of the brainstorming session was to provide direction in updating the goals, objectives, policies, and programs for the year 2050 plan update. Many of the issues that were discussed during the brainstorming session parallel the issues and opportunities that were identified while developing the year 2035 plan, including:

- **Changing Age Structure of the Population:** The updated population projections to the year 2050 presented in Chapter 3 show a continuing trend in the aging of the County's population. The year 2035 plan recognized that changes in the County's age distribution will have impacts on the County's workforce as well as the housing, health care, and transportation needs of County residents. These concerns were echoed during the County Board brainstorming session.
- **Rural and Small Town Character:** Preserving historic and cultural structures and archaeological sites was an issue identified during the brainstorming session. In addition, several comments were related to development patterns that would preserve the County's rural character.

- **Environmental Preservation:** Preserving natural resources, including surface water and groundwater, was a common issue identified during the brainstorming session. In addition, preserving open space was identified as an issue; however, some participants stated that park and open space acquisition should be undertaken by non-profit entities.



**Preserving natural resources was a common issue identified during the brainstorming session.**

- **Farmland Preservation:** Similar to preserving natural resources, farmland preservation was a common issue identified during the brainstorming session. The need for responsible growth patterns to protect both agricultural and natural resources was identified; however, the extent to which the County should have a role in land use regulation was questioned.



**Farmland preservation was also a common issue identified during the brainstorming session.**

- **Development Patterns:** As discussed under previous planning issues, development patterns and growth policies that preserve natural resources, agricultural resources, and rural character were common themes identified during the brainstorming session. However, participants recognized that the County's role in regulating development patterns is limited because it does not exercise general zoning authority. The need to preserve land with nonmetallic mining resources for extractive use and the need for land to expand the County's industrial base were also identified.

- **Public Utilities and Energy:** Access to the most current internet and telecommunications technology was an issue identified during the brainstorming session. That issue was also identified for the year 2035 plan.



**There was support for expanding on-street and off-street bicycle facilities in the County expressed during the brainstorming session.**

- **Transportation:** Similar to input obtained during the year 2035 plan, there was support for expanding and better connecting on-street and off-street bicycle facilities in the County expressed during the brainstorming session. In addition, there was support expressed for expanding transit connections across County boundaries, but no support for rail transit. There was also support expressed for providing corporate jet capacity at an airport within the County. There were mixed comments regarding the STH 60 reliever route.

- **Intergovernmental Cooperation:** Sharing municipal services was identified as an opportunity during the development of the year 2035 plan, and this theme was expanded upon during the brainstorming session. Opportunities for shared services were identified in areas such as transportation, parks, law enforcement, roadway maintenance, and public works equipment. The issue of consolidating with nearby counties, consolidating departments between counties, and educating the public on the benefits of intergovernmental cooperation were also discussed.

- **Housing:** A review of the information presented in the Housing Element (Chapter 7) indicates that affordable housing for those that work in the County may still be an issue, as it was identified while developing the year 2035 plan. Participants at the brainstorming session echoed this concern and identified the growing need for accessible housing due to the aging population structure of the County. Comments were also received supporting continued land use regulation at the local government level, which limits the influence County government has on housing development.
- **Economic Development:** Concerns regarding the aging workforce identified while developing the year 2035 plan were raised again during the brainstorming session. Providing a skilled workforce and quality of life amenities to attract and retain businesses were additional concerns identified during the brainstorming session.

Detailed results of the brainstorming session are documented in Appendix D of this report.

### 4.3 WASHINGTON COUNTY VISION, MISSION, AND GOALS

The Issues and Opportunities Element of the first edition of this plan included an overall statement of objectives and goals that defined the desired future for Washington County by addressing the previously listed year 2035 general planning issues. The goals and corresponding objectives were intended to lead to the creation of County plans and policies that sustain and enhance the quality of life of all County residents while guiding development and redevelopment through the first edition plan design year of 2035. They also provided the framework within which specific goals were developed for the other plan elements. Because they were intended to be general rather than specific, no policies or programs were associated with the goals and objectives presented in the first edition Issues and Opportunities Element. Policies and programs were presented in the other element chapters of the first edition report, in association with more specific element goals and objectives.

In 2015, the Washington County Board of Supervisors identified a vision, mission, and five strategic goals for County services that are provided directly to citizens along with a set of objectives designed to achieve each goal. The County board updated the vision and mission in 2018 (see Figure 1.1 in Chapter 1). While the general planning issues identified for the year 2035 plan remain relevant, the adoption of the County vision, mission, and strategic goals made it necessary to revisit the overall statement of objectives, and goals, objectives, policies, and programs adopted by the County Board as part of the year 2035 plan.

The focus of the County vision and mission is providing innovative and cost effective core public services. Due to the focus on providing core public services, it was necessary to reorganize the comprehensive plan goals, objectives, policies, and programs to align with the County's five strategic goals. As part of the reorganization, the original comprehensive plan goals and objectives were replaced by the County strategic goals and objectives. In addition, a number of policies and programs were revised or repealed to align with the core public services provided by the County. All comprehensive plan goals, objectives, policies, and programs are now presented in the new Recommendations Element, which is documented in Chapter 12 of this report.

### 4.4 LOCAL GOVERNMENT VISION STATEMENTS

As part of the multi-jurisdictional planning process undertaken for the first edition of this plan, a comprehensive plan was developed for Washington County and for each participating local government. Each comprehensive plan includes a vision statement developed as part of the planning process. Local background information, population and household projections, and existing plans were reviewed by local comprehensive planning committees, plan commissions, and governing bodies to develop the vision statements. In addition, public comment was gathered through a variety of activities including:

- Eleven local kickoff meetings held from January 2006 to March 2006 for each partnering local government. The kickoff meetings included a presentation of the comprehensive planning process and a SWOT analysis to identify community concerns and guide preparation of the local vision, goals, and objectives.

- Eleven interactive visioning workshops held during the months of August and September 2006 for each partnering local government. There were a total of six stations where participants had an opportunity to learn about the comprehensive plan, to participate in hands-on visioning activities, and provide comment on local issues important to their community.
- The countywide comprehensive planning public opinion survey results of over 1,200 residents included an analysis of results by town/city/village resident, gender, and age. Several communities also conducted local public opinion surveys to supplement the countywide survey.

A “vision” statement was developed by each participating local government through a joint brainstorming session of the local Town/Village Plan Commission and Board during May and June 2007. The “vision” statements help provide an overall framework for the development of local comprehensive plans. The vision statements express the preferred future, key characteristics, and/or expectations for the future desired by each community. None of the communities elected to revise their vision statements during the multi-jurisdictional comprehensive plan update process. Community vision statements include:

### **Town of Addison**

In 2035, the Town of Addison is a vital and vibrant “place”. It is a community people enjoy living in, where good development decisions add jobs and broaden the tax base. Growth concentrated in designated areas preserves farmland and open space and does not harm but, in fact, enhances the physical beauty and community identity. Great schools, easy access to transportation options, and appropriate infrastructure improvements help to maintain and enhance the quality of life.

### **Town of Barton**

In 2035, the Town of Barton retains its identity and independence. The Town’s access to major highways is attractive to a mix of land uses, especially businesses, which helps keep property taxes low. Rural character is maintained by encouraging development that is compact and includes open space. Residents appreciate being able to live close to nearby urban amenities while still enjoying Barton’s small town atmosphere.

### **Town of Erin**

In 2035, the Town of Erin is a community known for its natural beauty and unique heritage. Traditional and alternative forms of agriculture are encouraged while allowing quality residential development at densities and locations compatible with preserving the Town’s rural character. The Town takes protection of the environment seriously and works cooperatively with neighboring communities for the benefit of all.

### **Town of Farmington**

In 2035, the Town of Farmington offers a safe, high quality of life for its residents. By concentrating growth in designated locations, and encouraging agricultural activity and the preservation of farmland and critical natural areas, the Town is able to retain its rural character. Town government encourages citizen involvement, and good schools, churches and recreational opportunities, along with historic places in the Town, continue to foster an enduring sense of community.

### **Town of Germantown**

The Town of Germantown is the oldest town in Washington County and the smallest in land area in the State. Residents take a certain pride in the Town’s capacity to adapt and survive. The ability of residents to “stick together” serves the Town well into the future as the Town strives to remain in control of its own destiny. In 2035, Town residents continue to enjoy a safe, quiet, primarily residential community, while still being able to access the amenities of nearby urban areas. A higher than normal ratio of jobs to residents allows the Town to provide employment for the surrounding region, keep local taxes low, and provide above average services.

### **Town of Hartford**

In 2035, the Town of Hartford remains a place known for its abundant natural resources and the beauty of areas like Pike Lake. The Town actively utilizes sound land use planning and policies for retaining productive farmland, maintaining rural character, and co-existing with nearby municipalities.

### **Town of Kewaskum**

In 2035, the Town of Kewaskum remains the “Gateway to the Northern Kettle Moraine” and all of its scenic beauty and recreational opportunities. The Town’s safe and quiet rural atmosphere is made up of farmland, open space, and mostly single-family residential development that has a minimal impact on the landscape and the local tax levy. The Town has a working relationship with the Village of Kewaskum that includes cooperating on boundary issues and public services.

### **Village of Kewaskum**

In 2035, the Village of Kewaskum retains its “small-town” atmosphere while providing housing choices and well-planned commercial and industrial growth. Development remains within the capacities of Village infrastructure, facilities, and services. Residents enjoy a high quality of life, recreational opportunities, and good access to a balanced mix of land uses. The preservation of natural resources is encouraged.

**Village of Newburg** (developed as part of the Ozaukee County multi-jurisdictional comprehensive planning process)

Village living with a country feel.

### **Town of Polk**

In 2035, the Town of Polk remains a beautiful place to live and raise a family. Its convenient location, large lots, and low residential density help the Town retain its rural character and remain distinct from nearby urban areas. Town government is responsive to citizens, is fiscally responsible, and makes the protection of natural resources a priority.

### **Town of Trenton**

In 2035, the Town of Trenton continues to preserve the natural amenities and prime agricultural lands within its stable borders. When development occurs, it is appropriate for the capacity of the Town’s infrastructure and does not detract from the Town’s rural character. Good local government uses funds wisely and provides better than average services for a town its size.

### **Town of Wayne**

In 2035, the Town of Wayne remains a rural community in which farms share the landscape with a limited number of non-farm homesites. Active land use planning ensures that residential development occurs at appropriate densities and does not detract from the Town’s rural character, unique natural features, or recreational opportunities. Most non-residential development occurs at the interchanges of USH 41 with CTH D and STH 28. Environmental corridors, isolated natural resource areas, and agricultural lands are recognized as essential to the Town’s rural character, and are preserved. Local government that is open to an involved citizenry strives to provide adequate services while keeping taxes low.

### **Village of Jackson and Town of Jackson**

Although the Village of Jackson and Town of Jackson did not participate in the original Washington County multi-jurisdictional planning process, the Village and Town did prepare a joint comprehensive plan with assistance from the Washington County UW-Extension Office and are participating in the current Washington County multi-jurisdictional comprehensive plan update process. The vision statements developed as part of the original Village/Town joint planning process follow.

#### ***Village of Jackson***

The Village of Jackson welcomes carefully managed growth while retaining its attractive appearance and “small town” feel. Businesses are concentrated in commercial nodes and office parks, which enable Main Street to maintain its residential character. Up-to-date technology infrastructure helps businesses be competitive and increases the efficiency of Village government. The Village recognizes the importance of a robust transportation system; at the same time the Village is pedestrian friendly and offers a variety of recreational opportunities for area residents. Cooperation with the Town of Jackson and other nearby communities promotes the sharing of services and sound land use policies.

### ***Town of Jackson***

In 2035, the Town of Jackson is a community offering a safe, high quality of life for all ages. The Town strives to keep pace with changing technology and local transportation needs while protecting the quiet areas and distinctive open spaces residents value. Measured growth, concentrated in designated locations, occurs in ways respectful of natural habitats, agricultural productivity, and the Town's rural character. Town government is fiscally responsible, encourages citizen involvement, and cooperates with other public entities for the benefit of all.

## **4.5 LOCAL GOVERNMENT GOALS AND OBJECTIVES**

Goals and objectives developed by each participating local government for their local comprehensive plan are set forth in Appendix F of the first edition of this plan. Similar to the vision statements, none of the partnering local governments elected to revise the goals and objectives for their plan updates. Appendix E sets forth goals and objectives and other plan recommendations specific to the Town of Germantown, which is expected to adopt this multi-jurisdictional comprehensive plan update as the Town comprehensive plan update.





Credit: Washington County

## 5.1 INTRODUCTION

The Agricultural, Natural, and Cultural Resources Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs for conserving and effectively managing agricultural, natural, and cultural resources including the following:

- Groundwater
- Forests
- Productive agricultural areas
- Environmentally sensitive areas
- Threatened and endangered species
- Stream corridors
- Surface water
- Floodplains
- Metallic and nonmetallic mineral resources
- Parks, open spaces, and recreational resources
- Historical and cultural resources
- Community design

The conservation and wise use of agricultural and natural resources and the preservation of cultural resources are fundamental to achieving strong and stable physical and economic development as well as maintaining community identity. The Washington County multi-jurisdictional comprehensive plan recognizes that agricultural, natural, and cultural resources are limited and very difficult or impossible to replace if damaged or destroyed. Information on the characteristics and location of agricultural, natural, and cultural resources in the County is needed to help properly locate future land uses. This information is necessary to avoid serious environmental problems and to ensure natural resources are protected.

This chapter provides inventory information on existing agricultural, natural, and cultural resources in Washington County and each town and village participating in the multi-jurisdictional comprehensive planning process. This chapter includes information regarding soil types, existing farmland, topography and geology, nonmetallic mining resources, water resources, woodland resources, natural areas and critical

species habitats, primary environmental corridors, isolated natural resource areas, park and open space sites, and cultural (historical and archaeological) resources. The planning recommendations set forth in Chapter 12 are directly related to the inventory of these resources.

## 5.2 INVENTORY INFORMATION

The base year for inventory data presented in this chapter ranges from 2015 to 2018. Much of the inventory data has been collected through regional land use and natural area planning activities conducted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Additional inventory data has been collected from and by Washington County, local units of government, and State and Federal agencies including the Wisconsin Department of Natural Resources (WDNR); the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP); the State Historical Society of Wisconsin; and the U.S. Department of Agriculture (USDA).

### Soils and Agricultural Resources

#### Soil Survey

The USDA Soil Conservation Service, now the Natural Resources Conservation Service (NRCS), issued a soil survey for Washington County in 1971.<sup>43</sup> Soils were identified and mapped and organized by soil association, soil series, and soil type. The soil survey results, including the attributes of each soil type, are now available on the NRCS website as part of the Soil Survey Geographic (SSURGO) database. Unless otherwise noted, the soil information in this chapter was obtained from the SSURGO database.

The soil survey can play an important role in land use decisions. The information contained in the soil survey can help identify areas of the County that are suitable for agricultural use, areas with limitations for development due to wet soils or bedrock near the surface, and areas where marketable nonmetallic mineral deposits may be present.

#### Soil Associations

A soil association is a landscape that has a distinctive pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soils. Map 5.1 shows soil associations in Washington County and those portions of the Village of Newburg and City of Hartford that extend outside the County. The map provides a general idea of the soils in the County and is useful for comparing different parts of the County. Planning decisions should be based on the more detailed soils information, including soil mapping units and interpretations for various land uses, contained in the soil survey. The seven soil associations in Washington County are briefly described as follows:



**Washington County consists of seven soil associations varying in suitability for agriculture and development.**

The *Brookston-Pella-Lamartine association* consists of generally poorly-drained soils that have a subsoil of clay loam or silty clay loam, formed in loess and underlying loam to sandy loam glacial till. This association encompasses about 8 percent of the County in scattered locations, generally along streams and trending diagonally across the County from northwest to southeast.

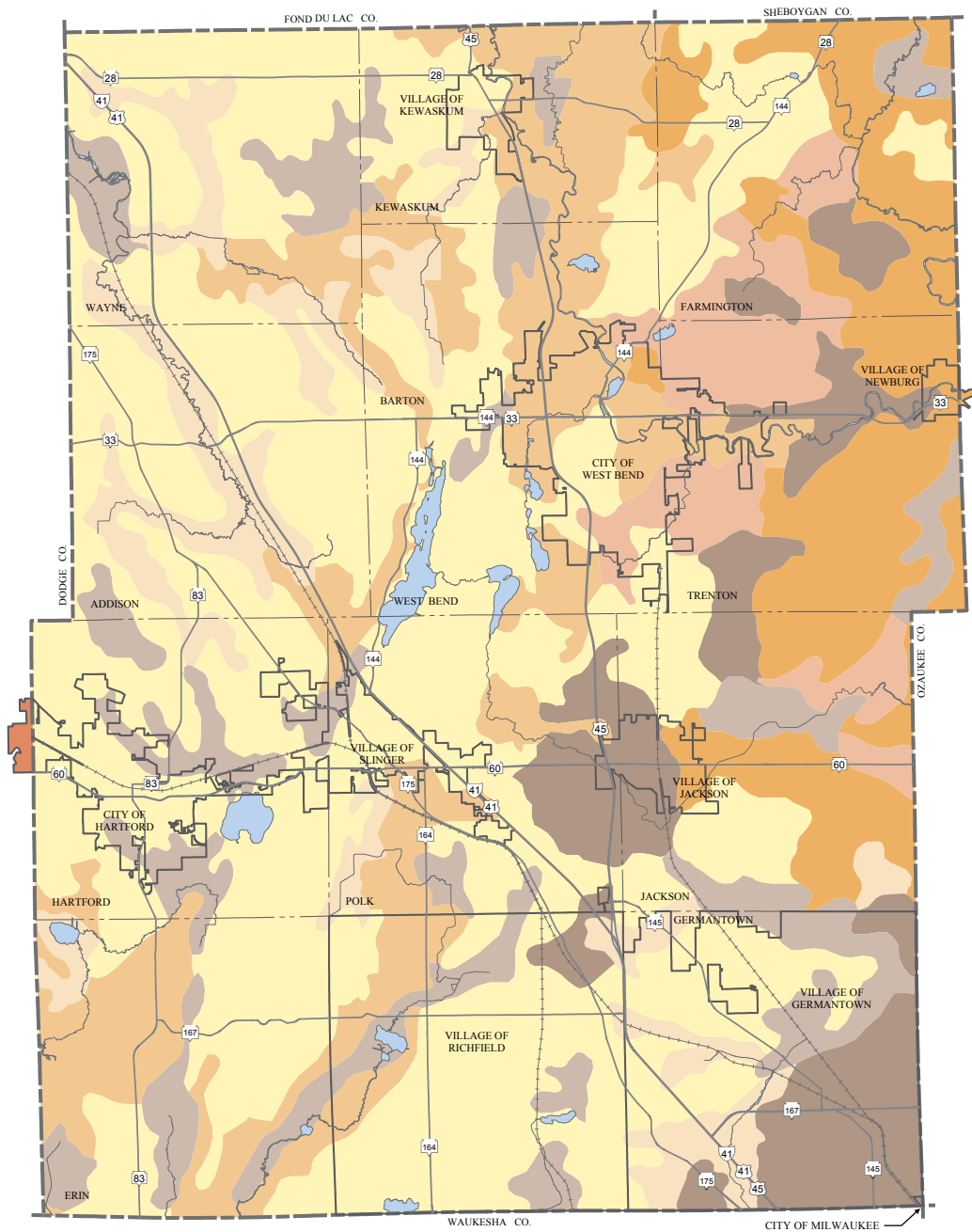
The *Casco-Fox-Rodman association* consists of well-drained soils that have a subsoil of gravelly sandy loam to clay loam, very shallow to moderately deep over gravel and sand, on outwash terraces. This association encompasses about 15 percent of the County. These locations are generally on lower elevations within the Kettle Moraine in the north-central and southwestern portions of the County.










The *Casco-Hochheim-Sisson association* contains well-drained soils that have a subsoil of loam to clay loam over lake-laid silt and fine sand in gravel and sand outwash, or in sandy loam glacial till on uplands.

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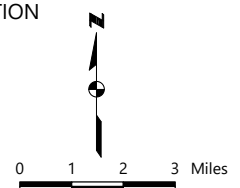
<sup>43</sup> Documented in the *Soil Survey, Washington County, Wisconsin, USDA Soil Conservation Service, June 1971*.

**Map 5.1**  
**General Soil Associations in Washington County**



- |   |  |   |   |
|---|--|---|---|
|  | BROOKSTON-PELLA-LAMARTINE ASSOCIATION  |  | HOCHHEIM-THERESA ASSOCIATION              |
|  | CASCO-FOX-RODMAN ASSOCIATION           |  | HOUGHTON-PALMS-ADRIAN ASSOCIATION         |
|  | CASCO-HOCHHEIM-SISSON ASSOCIATION      |  | OZAUKEE-MARTINTON-SAYLESVILLE ASSOCIATION |
|  | COLWOOD-BOYER-SISSON ASSOCIATION       |  | SURFACE WATER                             |
|  | THERESA-LAMARTINE-HOCHHEIM ASSOCIATION |   |   |

Source: USDA-Natural Resources Conservation Service and SEWRPC



This association is located in the eastern part of the County in the townships of Farmington, Trenton, and Jackson, encompassing about 10 percent of the County. The portion of the Village of Newburg in Ozaukee County, about 53 acres, is also within this soil association.

The *Colwood-Boyer-Sisson association* contains both well- and poorly-drained soils that have a subsoil of sandy loam or silty clay loam over lake-laid silt and fine sand or gravel and sand outwash on plains and dissected terraces. This association is located in the northeastern part of the County and encompasses about 5 percent of the County.

The *Hochheim-Theresa association* contains well-drained soils that have a subsoil of clay loam, formed in loess with underlying sandy loam to loam glacial till on uplands. This is the predominant soil association, encompassing about 44 percent of the County. Much of the central and western parts of the County are in this soil association.

The *Houghton-Palms-Adrian association* contains very poorly drained organic soils along drainageways, in depressions, and in old lakebeds. This association encompasses about 10 percent of the County in scattered locations.

The *Ozaukee-Martinton-Saylesville association* contains generally well-drained soils that have a subsoil of silty clay loam to clay over silty clay loam glacial till or lake-laid silt and clay on ground moraines and lacustrine basins. This association is located in the eastern half of the County and encompasses about 8 percent of the County.

That portion of the City of Hartford located in Dodge County, which totals about 300 acres, is located in the *Theresa-Lamartine-Hochheim* association. This association includes deep, generally well-drained soils with a subsoil of silt and loam.

### **Saturated Soils**

Soils that are saturated with water or that have a water table at or near the surface, also known as hydric soils, pose significant limitations for most types of development. High water tables often cause wet basements and poorly-functioning absorption fields for private onsite wastewater treatment systems (POWTS). The excess wetness may also restrict the growth of landscaping plants and trees. Wet soils also restrict or prevent the use of land for crops, unless the land is artificially drained. Map 5.2 depicts hydric soils in Washington County identified by the NRCS and the Washington County Land and Water Conservation Division as of 2016. The number of acres of hydric soils in the County and each local government is shown in Table 5.1. Although such areas are generally unsuitable for development, they may serve as important locations for restoration of wetlands, as wildlife habitat, and for stormwater detention.



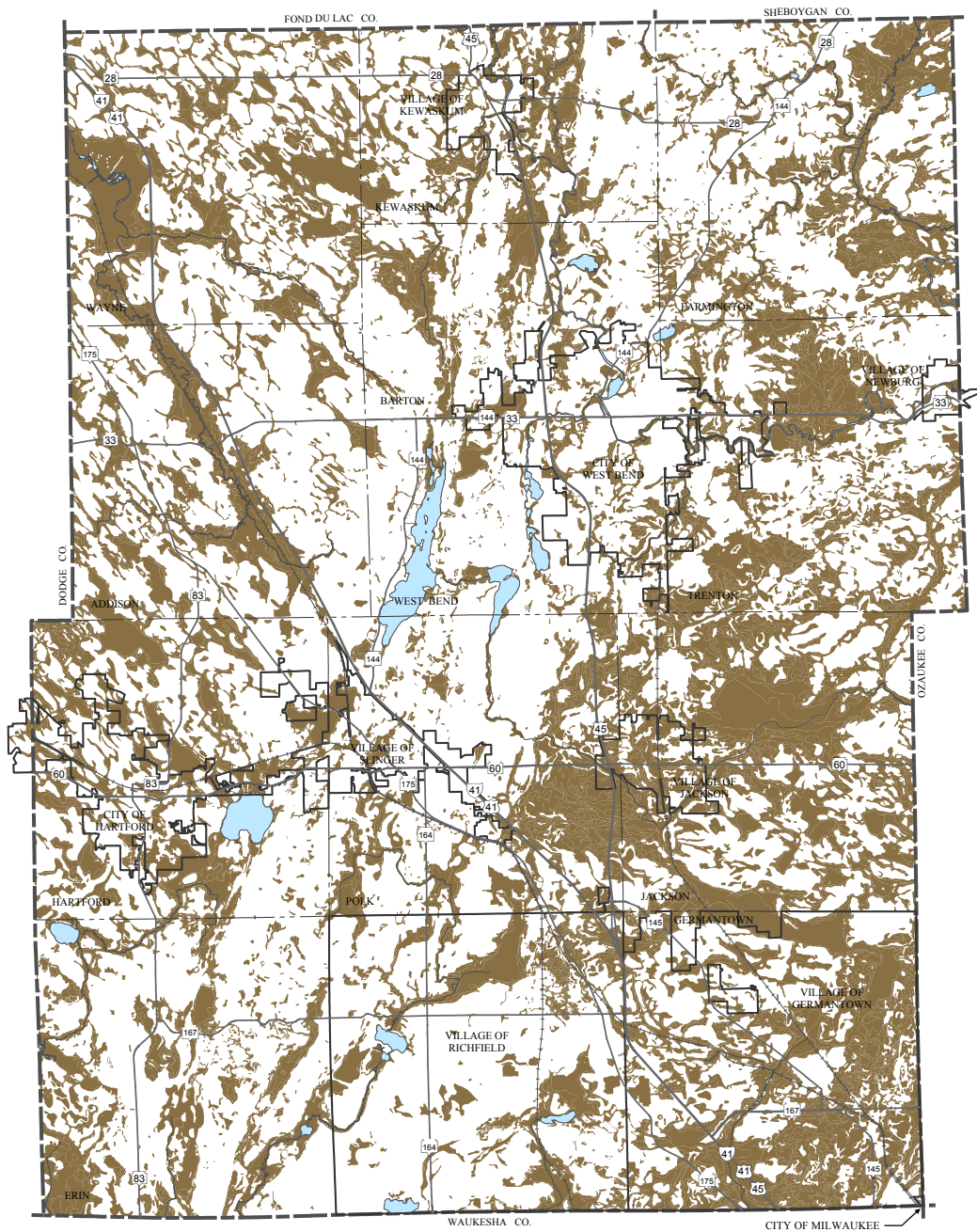
**Soils that are saturated with water or that have a water table at or near the surface, also known as hydric soils, pose significant limitations for most types of development.**

### **Depth to Bedrock**

Areas where bedrock is at or near the surface pose significant limitations for most types of development. If depth to bedrock is shallow, excavation for septic tanks and drain fields needed for conventional POWTS may be difficult and expensive and the septic system may operate poorly. Bedrock at or near the surface also limits development by increasing the costs of constructing a basement.

The NRCS rates the limitations as severe if the depth to bedrock is equal to or less than three feet from the surface. The number of acres with soil depth to bedrock equal to or less than three feet in the County and each local government is shown on Map 5.3 and in Table 5.2. Areas with bedrock near the surface are

**Map 5.2**  
**Saturated Soils in Washington County: 2016**



- SATURATED (HYDRIC) SOILS
- SURFACE WATER



0 1 2 3 Miles

Source: USDA-Natural Resources Conservation Service and SEWRPC

concentrated in the southeast and eastern portions of the County. Although high bedrock may limit or increase the cost of urban development, it may serve as important locations for the extraction of stone.

### Soil Suitability for Agricultural Production

The NRCS has classified the agricultural capability of soils based on their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment. Generally, lands with Class I and II soils are considered “National Prime Farmlands” and lands with Class III soils are considered “Farmlands of Statewide Significance.” Class I soils have few limitations, the widest range of use, and the least risk of damage when used. The soils in the other classes have progressively greater natural limitations. Class II soils have some limitations that reduce the choice of plants that can be grown, or require moderate conservation practices to reduce the risk of damage when used. Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both, and Class IV soils have very severe limitations. Class V, VI, and VII soils are considered suitable for pasture but not for crops, and Class VIII soils are rough, shallow, or otherwise limited to the extent that they do not produce economically viable yields of crops, forage, or wood products.

The location and amount of Class I, II, and III soils, as presented on Map 5.4 and in Table 5.3, were an important consideration when farmland preservation areas were identified in the first County farmland preservation plan (adopted in 1981) and town land use and master plans prior to the adoption of town comprehensive plans. The County farmland preservation plan<sup>44</sup> used the following criteria to designate Primary Farmlands: farms with at least 50 percent of soils classified as Class I, II, or III, located within a farming block of at least 640 acres, and having a minimum farm size of 35 acres. Farms less than 35 acres were included if used for the production of specialty crops or livestock, provided the soil criteria and minimum farming block criteria were met.

The NRCS has developed an alternative method for identifying areas to be preserved as farmland. This method is known as the Land Evaluation and Site Assessment (LESA) system. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE or land evaluation) and

**Table 5.1**  
**Saturated Soils in Washington**  
**County Communities: 2016**

Local Government	Saturated Soils (acres)	Percent of Local Government
Partnering Governments		
Village of Jackson	822	41
Village of Kewaskum	444	30
Village of Newburg	96	18
Town of Addison	7,094	31
Town of Barton	3,525	28
Town of Erin	6,423	28
Town of Farmington	7,307	31
Town of Germantown	588	51
Town of Hartford	5,801	32
Town of Jackson	10,386	50
Town of Kewaskum	4,407	31
Town of Polk	4,880	24
Town of Trenton	7,733	37
Town of Wayne	9,460	41
Non-Partnering Governments		
City of Hartford	1,720	35
City of West Bend	2,338	24
Village of Germantown	9,236	42
Village of Richfield	4,923	21
Village of Slinger	746	22
Town of West Bend	1,593	15
Washington County	89,970	32

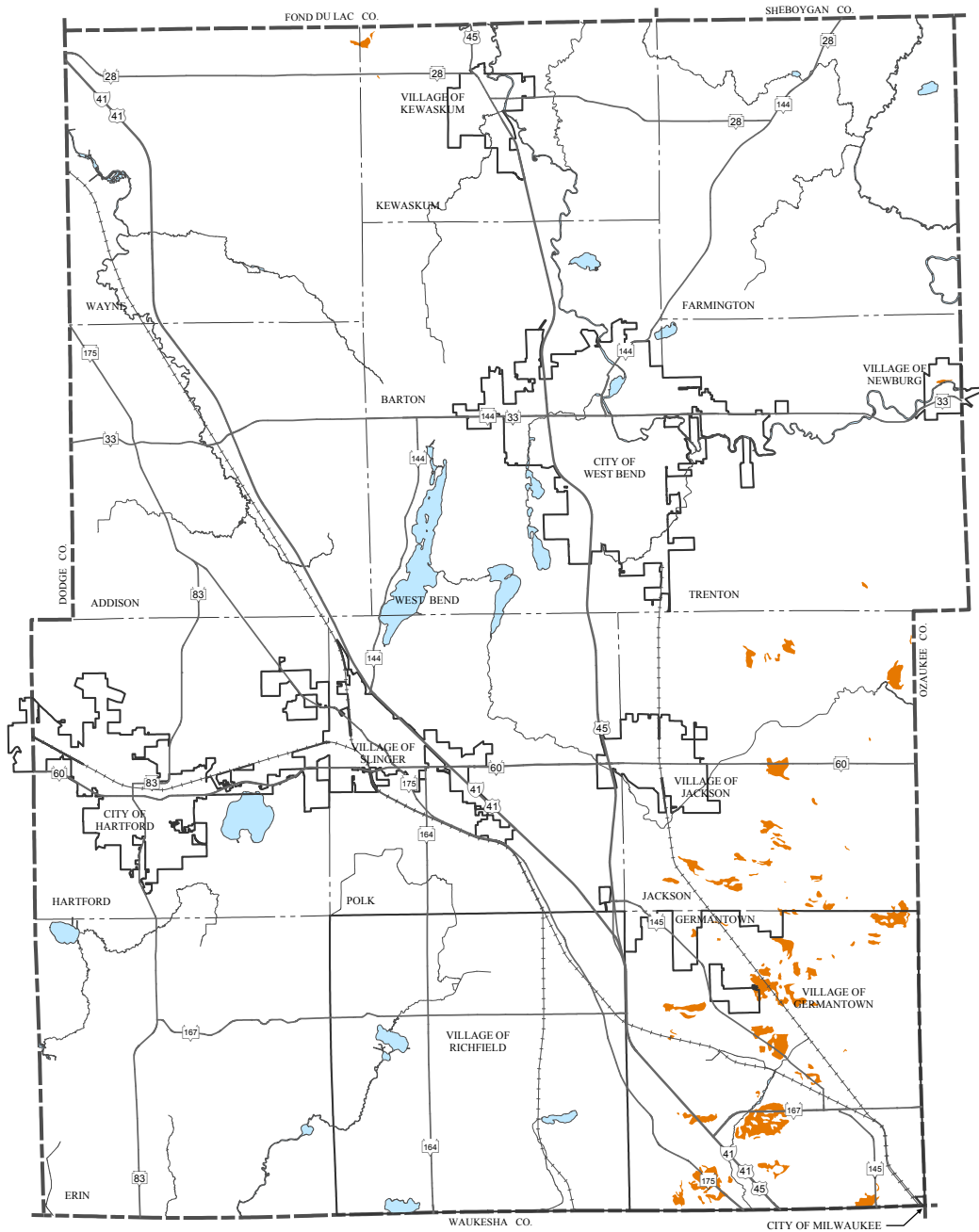
Source: Natural Resources Conservation Service, Washington County, and SEWRPC



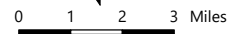
**Class I and II soils are considered “National Prime Farmlands.” Class I soils have few limitations, the widest range of use, and the least risk of damage when used. Class II soils have some limitations.**

<sup>44</sup> Documented in Farmland Preservation Plan, Washington County, Wisconsin, August 1981, prepared by the firm of Stockham and Vandewalle under the direction of the Washington County Park and Planning Commission and the Washington County Farmland Preservation Planning Technical Advisory Committee.

**Map 5.3**  
**Areas with Bedrock at or Near the Surface in Washington County: 2016**



- AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
- SURFACE WATER



Source: USDA-Natural Resources Conservation Service and SEWRPC

geographic variables (SA or site assessment). LESA conducted as part of the first comprehensive plan is shown on Map 5.5. LESA was used as one of six criteria to identify farmland preservation areas as part of the updated Washington County farmland preservation plan (see Map 2.2 in Chapter 2).<sup>45</sup>

### Existing Farmland

Agricultural lands in 2015 were identified by SEWRPC through the regional land use inventory conducted as part of the regional planning program. The land use inventory identified croplands, pasture lands, orchards, nurseries, specialized farming, and non-residential farm buildings. Farm residences, together with a 20,000 square foot dwelling site, are classified as single-family residential land uses.<sup>46</sup> Based on the land use inventory, about 119,134 acres, representing almost 43 percent of the County, were in agricultural use in 2015. It should be noted that this figure includes lands actually used for agriculture—primarily cultivated lands and lands used for pasture—and excludes the wetland and woodland portions of farm fields.

Map 5.6 and Table 5.4 show farmland in 2015, categorized as follows:

- Cultivated Lands, which includes lands used for the cultivation of crops such as row crops, grain crops, vegetable crops, and hay.
- Pasture and Unused Agricultural Lands, which includes lands used as pasture and lands that were formerly cultivated or used for pasture that have not yet succeeded to a wetland or woodland plant community.
- Orchards, Nurseries, and Specialty Crops, which includes lands used for orchards, nurseries, sod farms, and specialty crops such as mint, ginseng, and berry fields. Greenhouses are not included in this category, but are shown as commercial on the existing land use map in Chapter 6.
- Farm Buildings, which includes barns, silos, and other buildings used to store farm equipment or supplies or house farm animals.

Cultivated lands were the predominant type of agricultural use in the County and in each local government, accounting for about 84 percent of agricultural land in the County in 2015.

**Table 5.2**  
**Depth to Bedrock in Washington County Communities**

Local Government	Area with Depth to Bedrock at or Less Than Three Feet (acres)	Percent of Local Government
Partnering Governments		
Village of Jackson	--	--
Village of Kewaskum	--	--
Village of Newburg	8.4	1.6
Town of Addison	--	--
Town of Barton	--	--
Town of Erin	--	--
Town of Farmington	--	--
Town of Germantown	24.2	2.1
Town of Hartford	--	--
Town of Jackson	537.8	2.5
Town of Kewaskum	24.6	0.2
Town of Polk	--	--
Town of Trenton	5.4	-- <sup>a</sup>
Town of Wayne	7.7	-- <sup>a</sup>
Non-Partnering Governments		
City of Hartford	--	--
City of West Bend	--	--
Village of Germantown	1,332.4	6.1
Village of Richfield	--	--
Village of Slinger	--	--
Town of West Bend	--	--
Washington County	1,940.5	0.7

<sup>a</sup> Less than 0.05 percent.

Source: Natural Resources Conservation Service, Washington County, and SEWRPC



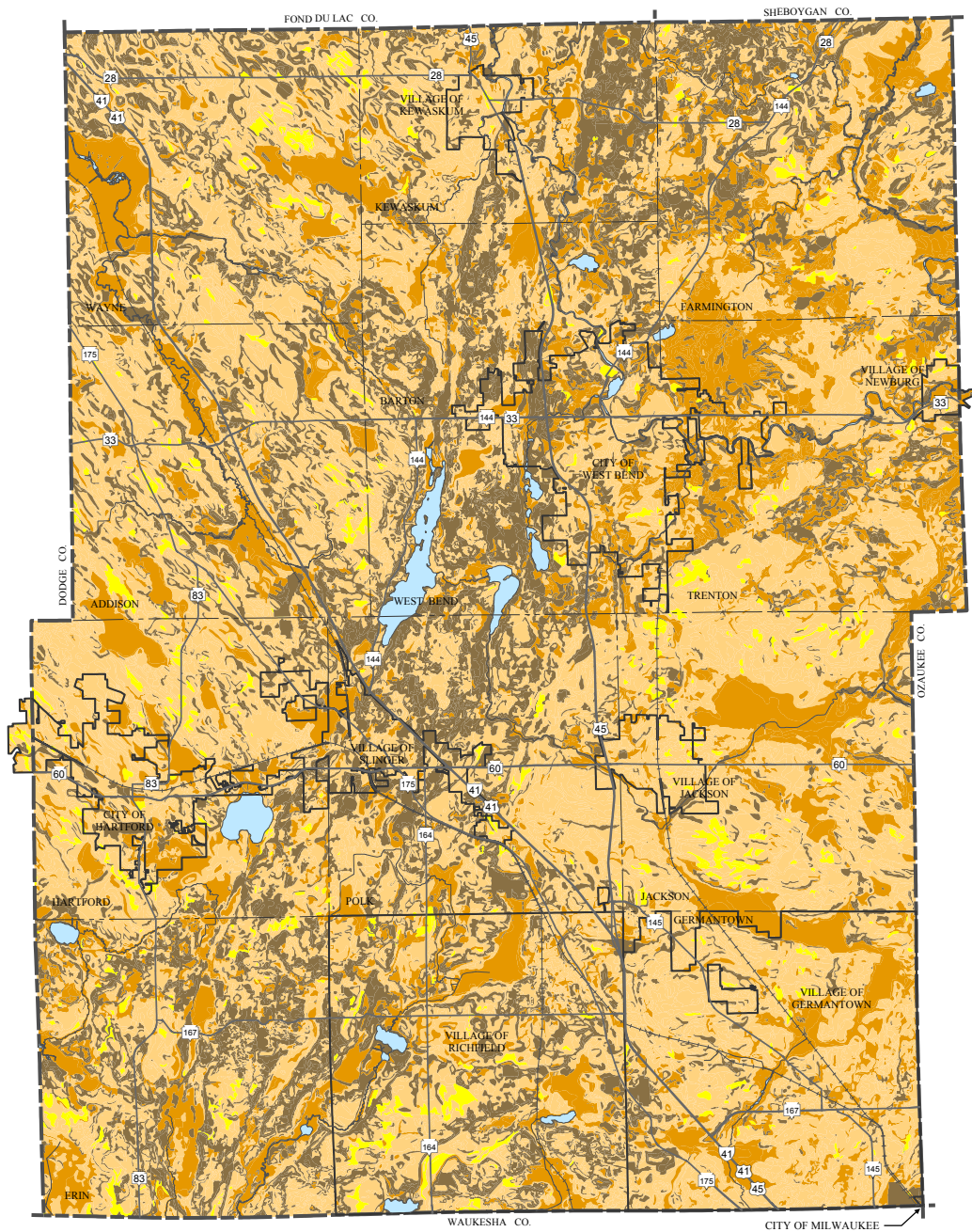
**About 119,134 acres, or almost 43 percent of the County, were in agricultural use in 2015.**

<sup>45</sup> Amendment No. 2–Appendix T of A Multi-jurisdictional Comprehensive Plan for Washington County: 2035.

<sup>46</sup> See Chapter 6 for more information about the SEWRPC 2015 land use inventory.

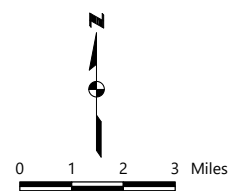


**Map 5.4**  
**Agricultural Soil Capability in Washington County: 2016**



- CLASS I
- CLASS II
- CLASS III
- CLASS IV, V, VI, VII, AND VIII  
SOILS AND UNCLASSIFIED AREAS
- SURFACE WATER

Source: USDA-Natural Resources Conservation Service and SEWRPC



**Table 5.3**  
**Agricultural Soil Capability in Washington County Communities: 2016**

<b>Local Government</b>	<b>Class I Soils (acres)</b>	<b>Class II Soils (acres)</b>	<b>Class III Soils (acres)</b>	<b>Class IV, V, VI, VII, and VIII Soils and Unclassified Areas (acres)</b>	<b>Surface Water (acres)</b>	<b>Total (acres)</b>
<b>Partnering Governments</b>						
Village of Jackson	51	1,581	216	135	20	2,003
Village of Kewaskum	36	1,027	96	283	23	1,465
Village of Newburg <sup>a</sup>	18	231	155	98	20	522
Town of Addison	700	13,317	3,589	5,419	36	23,061
Town of Barton	56	5,383	2,079	4,628	229	12,375
Town of Erin	690	9,647	4,547	7,883	365	23,132
Town of Farmington	376	10,358	6,580	5,876	352	23,542
Town of Germantown	3	742	304	112	4	1,165
Town of Hartford	548	10,884	3,065	2,938	504	17,939
Town of Jackson	933	13,831	5,266	1,496	83	21,609
Town of Kewaskum	133	6,791	2,030	5,063	99	14,116
Town of Polk	160	10,741	1,958	6,956	279	20,094
Town of Trenton	375	9,307	7,726	3,318	258	20,984
Town of Wayne	545	11,933	4,275	6,048	103	22,904
<b>Non-Partnering Governments</b>						
City of Hartford <sup>b</sup>	95	3,034	1,018	690	54	4,891
City of West Bend	164	4,160	2,490	2,792	161	9,767
Village of Germantown	331	14,440	5,078	2,026	140	22,015
Village of Richfield	909	10,937	4,126	6,933	419	23,324
Village of Slinger	42	1,502	459	1,340	2	3,367
Town of West Bend	69	3,434	1,325	4,288	1,352	10,468
Washington County <sup>c</sup>	6,234	143,282	56,385	68,327	4,529	278,757
Percent of Total Lands	2.3	51.4	20.2	24.5	1.6	100.0

<sup>a</sup> Excludes the 53 acres of the Village of Newburg lying within Ozaukee County.

<sup>b</sup> Excludes the 338 acres of the City of Hartford lying within Dodge County.

<sup>c</sup> Includes the 14 acres of the City of Milwaukee lying in the extreme southeastern corner of Washington County.

Source: Natural Resources Conservation Service and SEWRPC

Additional information regarding farm production and revenue, number and size of farms, and State and Federal farm preservation programs is available in the updated Washington County farmland preservation plan.

## Natural Resources

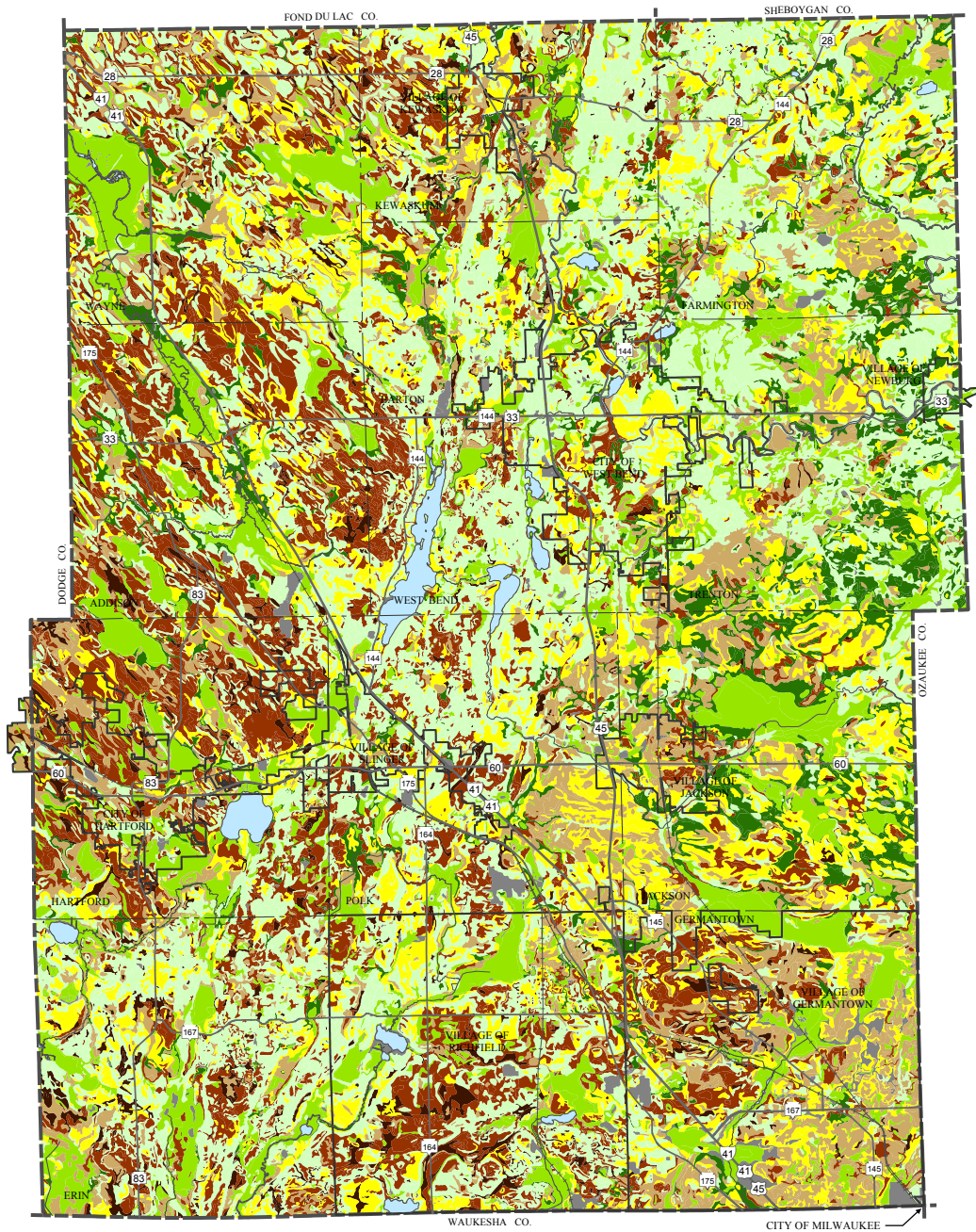
### Topography and Geology

The dominant landform in Washington County is the Kettle Moraine, an interlobate glacial deposit or moraine, formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved across the Great Lakes area approximately 11,000 years ago. The Kettle Moraine is oriented in a general northeast-southwest direction across the County. Some of its features include kames, or conical hills; kettles, which are depressions that mark the site of buried glacial ice blocks that became separated from the ice mass and melted to form depressions; eskers, or long, narrow ridges of drift deposited in tunnels of ice; and abandoned drainageways. It forms some of the most attractive and interesting landscapes within the County.

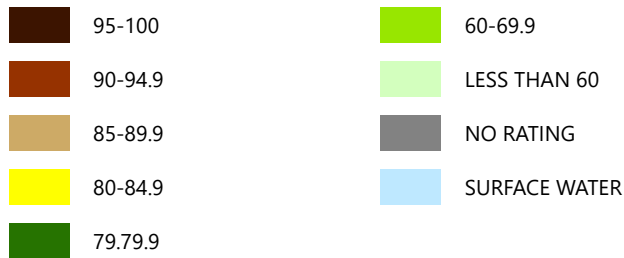


**Kames are examples of a glacial landforms found in the Kettle Moraine region.**

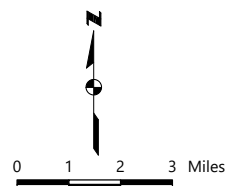
**Map 5.5**  
**Soil Productivity for Crops in Washington County: 2016**



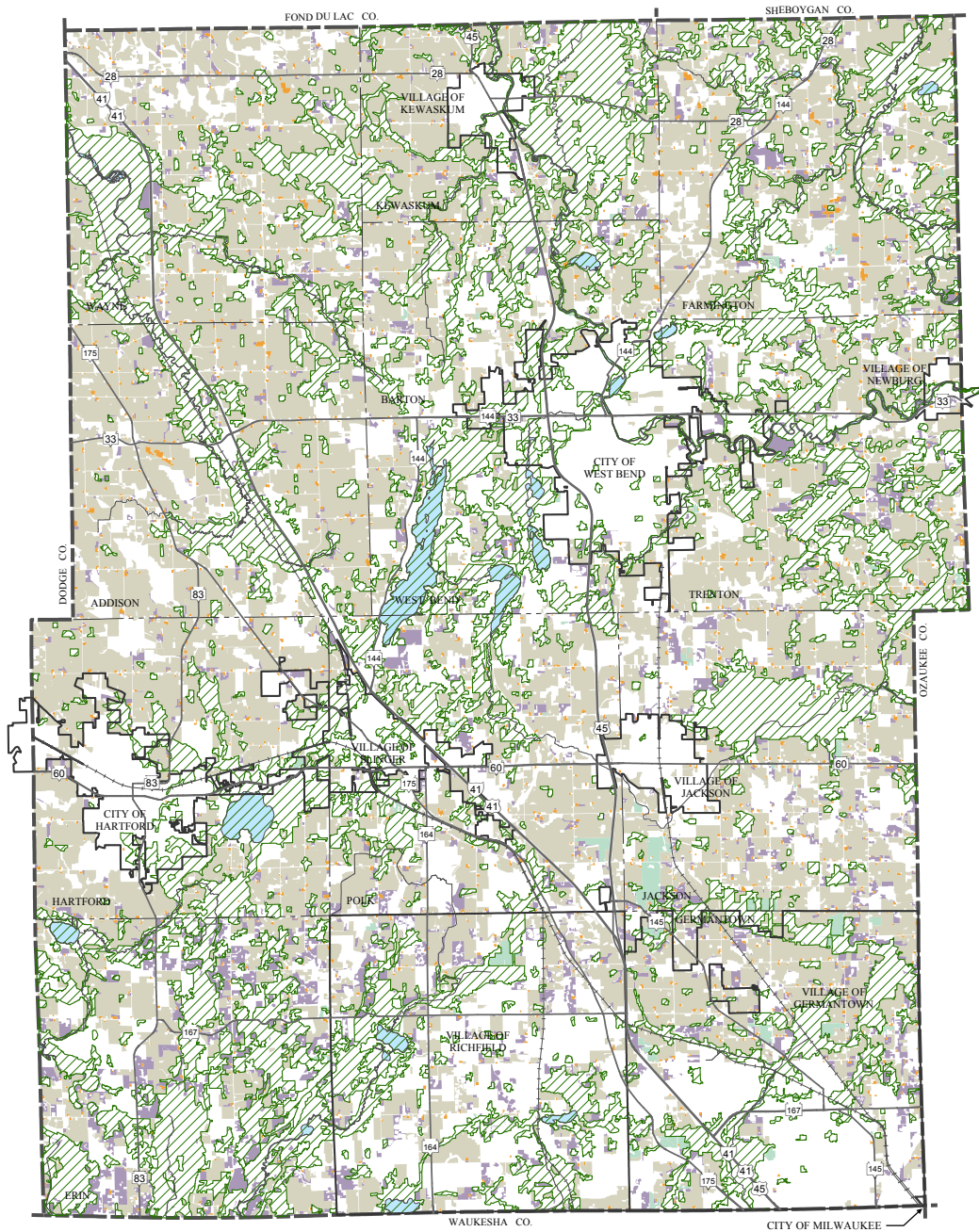
**LAND EVALUATION RATING**



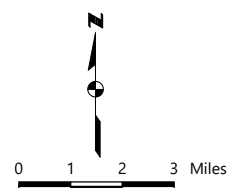
Source: USDA-Natural Resources Conservation Service and SEWRPC



**Map 5.6**  
**Existing Agricultural Lands in Washington County: 2015**



Source: SEWRPC



**Table 5.4  
Existing Agricultural Lands in Washington County Communities: 2015**

Local Government	Cultivated Lands		Pasture and Unused Agricultural Lands		Orchards, Nurseries, and Specialty Crops		Farm Buildings		Total (acres)
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	
Partnering Governments									
Village of Jackson	197	95.3	3	1.4	--	--	7	3.3	207
Village of Kewaskum	93	76.3	28	23.1	--	--	1	0.6	122
Village of Newburg	83	84.3	10	10.2	--	--	6	5.5	99
Town of Addison	13,077	93.4	612	4.4	--	--	312	2.2	14,001
Town of Barton	4,657	88.1	472	9.0	28	0.5	129	2.4	5,286
Town of Erin	5,088	59.5	3,279	38.3	41	0.5	147	1.7	8,555
Town of Farmington	10,796	88.5	1,013	8.3	59	0.5	331	2.7	12,199
Town of Germantown	523	82.5	100	15.7	--	--	11	1.8	634
Town of Hartford	9,600	92.4	542	5.2	33	0.3	216	2.1	10,391
Town of Jackson	8,859	79.1	1,550	13.8	489	4.4	302	2.7	11,200
Town of Kewaskum	5,521	88.4	574	9.2	10	0.2	139	2.2	6,244
Town of Polk	7,430	84.5	1,030	11.7	124	1.4	213	2.4	8,797
Town of Trenton	8,002	83.5	1,293	13.5	49	0.5	239	2.5	9,583
Town of Wayne	11,006	90.4	905	7.4	2	--	262	2.2	12,175
Non-Partnering Governments									
City of Hartford	331	92.8	20	5.7	--	--	5	1.5	356
City of West Bend	661	86.0	101	13.1	--	--	7	0.9	769
Village of Germantown	6,103	73.4	1,495	18.0	524	6.3	189	2.3	8,311
Village of Richfield	5,290	71.3	1,858	25.0	134	1.9	136	1.8	7,418
Village of Slinger	401	83.9	66	13.9	1	0.0	10	2.2	478
Town of West Bend	1,829	79.2	416	18.0	13	0.6	51	2.2	2,309
Washington County	99,547	83.6	15,367	12.9	1,507	1.2	2,713	2.3	119,134

Source: SEWRPC

The Kettle Moraine area is the location of the highest elevation in the County and the location of the greatest local elevation differences, or relief. The remainder of the County is covered by a variety of glacial landforms and features, including rolling landscapes of material deposited beneath the glacial ice; terminal moraines, consisting of material deposited at the forward edges of the ice sheet; lacustrine basins, which are former glacial lakes; outwash plains formed by the action of flowing glacial meltwater; and drumlins, which are elongated teardrop-shaped mounds of glacial deposits that formed parallel to the flow of the glacier; and eskers. Except for a few isolated spots where dolomite bedrock is exposed at the surface, the entire County is covered with glacial deposits ranging from large boulders to fine grain clays.

Generalized landforms and topographic characteristics in about 100 foot interval contours are shown on Map 5.7. Surface elevations range from a low of about 755 feet above sea level in the southeast portion of the Village of Germantown at the Ozaukee-Washington county line to a high of 1,332 feet above sea level at Holy Hill in the Town of Erin. Powder Hill in the Town of Hartford is 1,330 feet above sea level, and is the second highest point in the County, along with another hilltop in the Holy Hill area that is also at the 1,330-foot elevation. Both Holy Hill and Powder Hill are located in the Kettle Moraine.



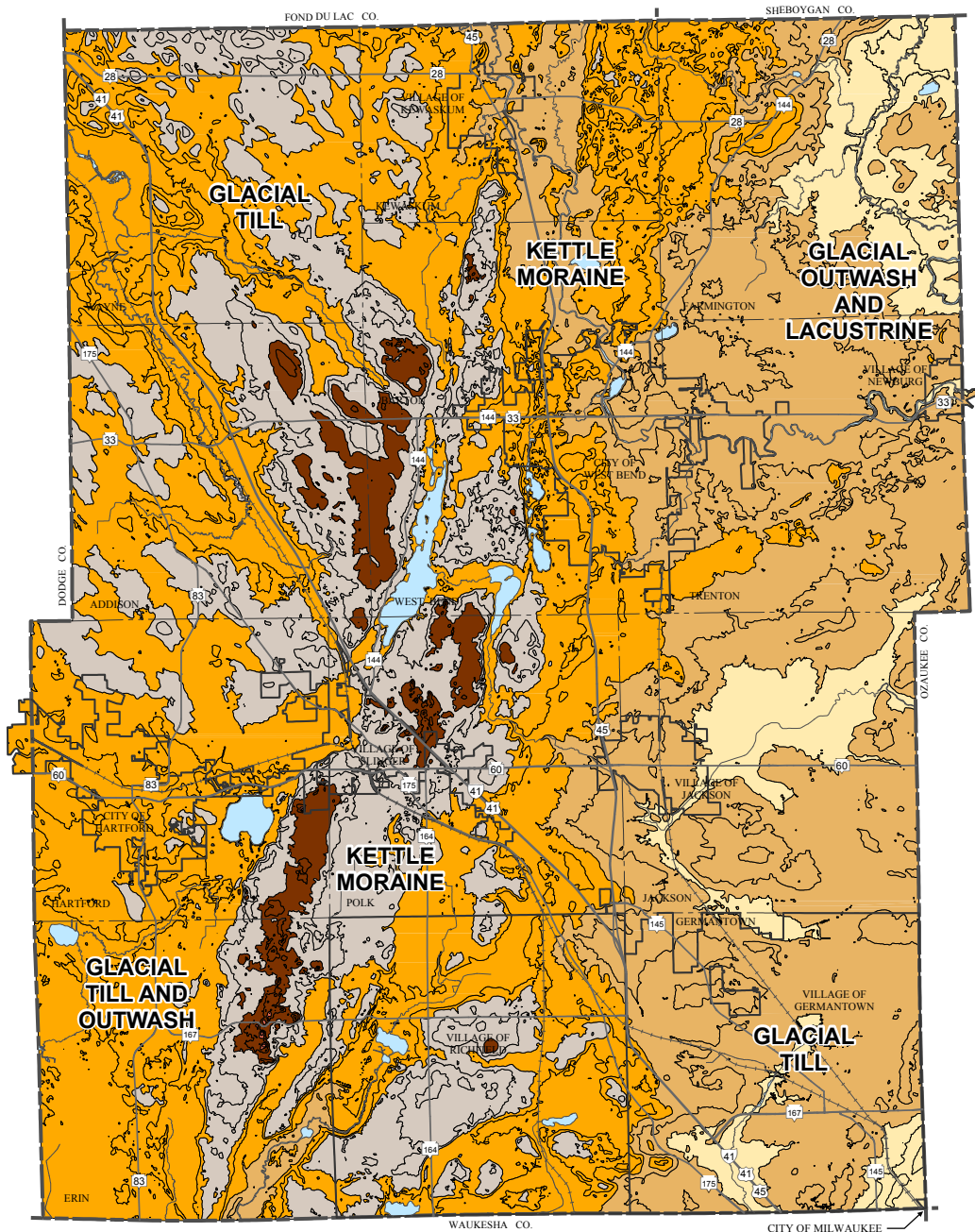
**Holy Hill in the Town of Erin is the highest elevation point in Washington County at 1,322 feet above sea level.**

Topographical features, particularly slopes, have a direct bearing on the potential for soil erosion and the sedimentation of surface waters. Slope steepness affects the velocity and, accordingly, the erosive potential of runoff. As a result, steep slopes place moderate to severe limitations on urban development and agricultural activities, especially in areas with highly erodible soil types such as the Kettle Moraine. Map 5.8 indicates portions of Washington County that have slopes exceeding 12 percent, with many such areas located along the Kettle Moraine and in the northeastern portion of the County. Over 15,460 acres, or about 6 percent of the County, have slopes of 20 percent or greater, while over 19,400 acres, or about 7 percent of the County, have slopes from 12 to 20 percent. Poorly planned hillside development in areas of steep slopes can lead to high costs for public infrastructure development and maintenance as well as construction and post-construction erosion problems. Steeply sloped agricultural land may make operating agricultural equipment difficult or even hazardous. Developing or cultivating steeply sloped lands is also likely to negatively impact surface water quality through related erosion and sedimentation.

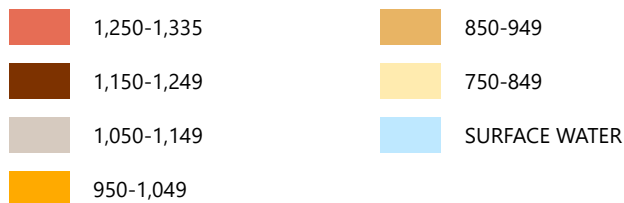
The advances of glacial ice sheets, and the landforms they created, resulted in a wide range in the thickness of glacial deposits over the bedrock. This thickness, represented as depth to bedrock on Map 5.9, ranges from zero to more than 500 feet and is commonly between 50 and 150 feet. Areas where outcrops occur and where bedrock is less than 25 feet deep are located along an irregular buried bedrock ridge, a continuation of a prominent geologic feature of eastern Wisconsin called the Silurian escarpment. This ridge passes through Southeastern Wisconsin from eastern Washington County southwest into Waukesha County. Bedrock outcrops are common in the southeastern portion of the County in the Village and Town of Germantown and the Town of Jackson, as shown on Map 5.9.

A total of 12 sites of geological importance, including glacial features and bedrock geology sites, were identified in the County in 1994 and updated through 2010 as part of the regional natural areas plan. The geological sites included in the inventory were selected on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. The 12 sites selected in Washington County include two sites of statewide significance, the Kettle Moraine and the Friess Lake Crevasse Filling; four sites of countywide or regional significance; and six sites of local significance. Together, these sites encompass almost 40,000 acres in Washington County, with the Kettle Moraine encompassing about 39,500 acres and the remaining 11 sites encompassing about 400 acres. Map 5.10 shows the locations of the sites of geological importance, which are described in Table 5.5.

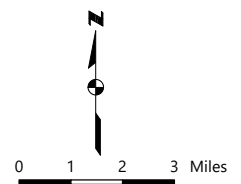
**Map 5.7**  
**Physiographic Features and Generalized Topographic Characteristics in Washington County**



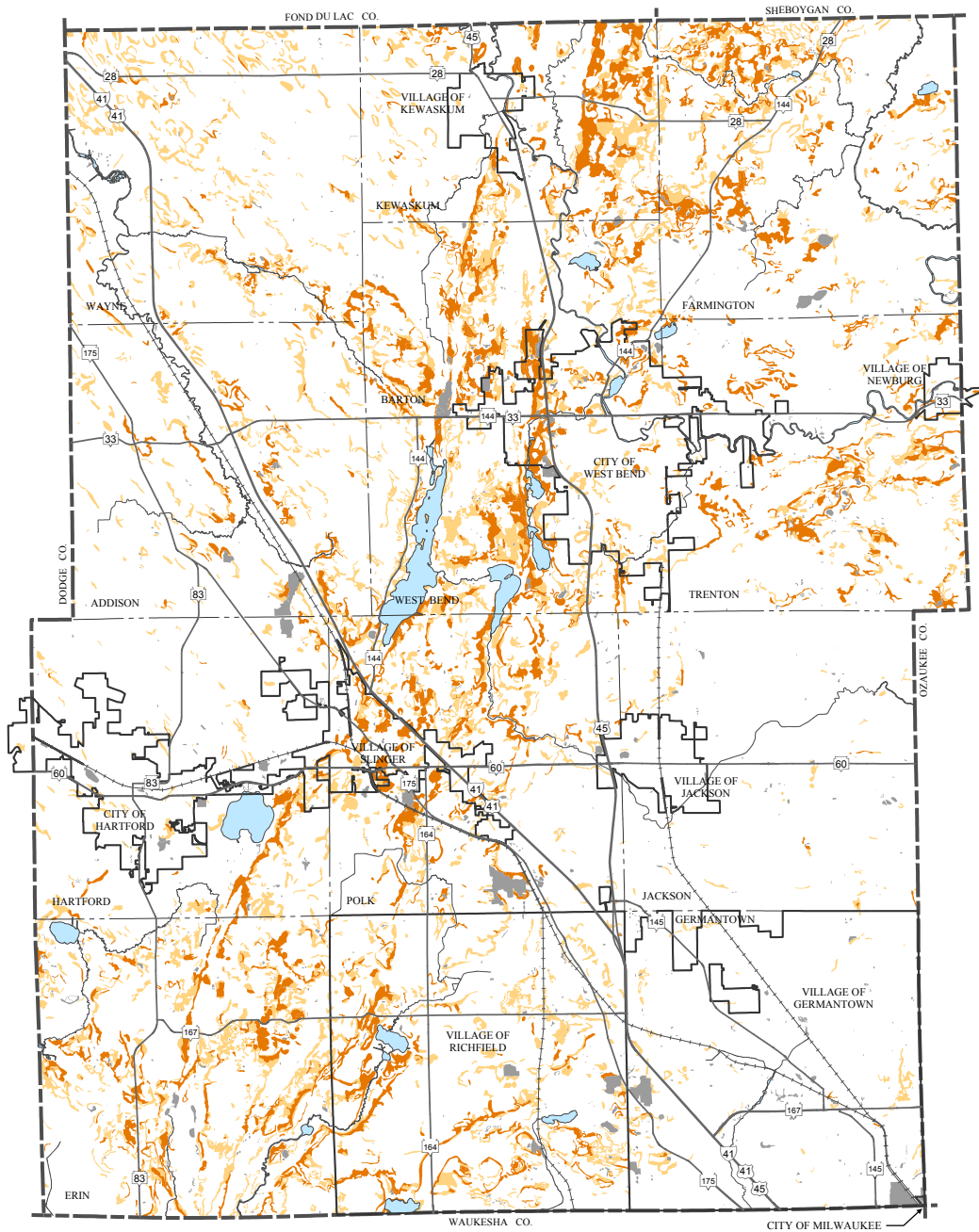
**ELEVATION IN FEET ABOVE MEAN SEA LEVEL**



Source: U.S. Geological Survey, USDA-Natural Resources Conservation Service, and SEWRPC

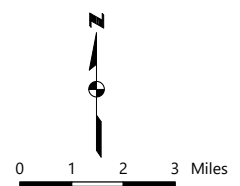


**Map 5.8**  
**Slope Analysis for Washington County: 2016**



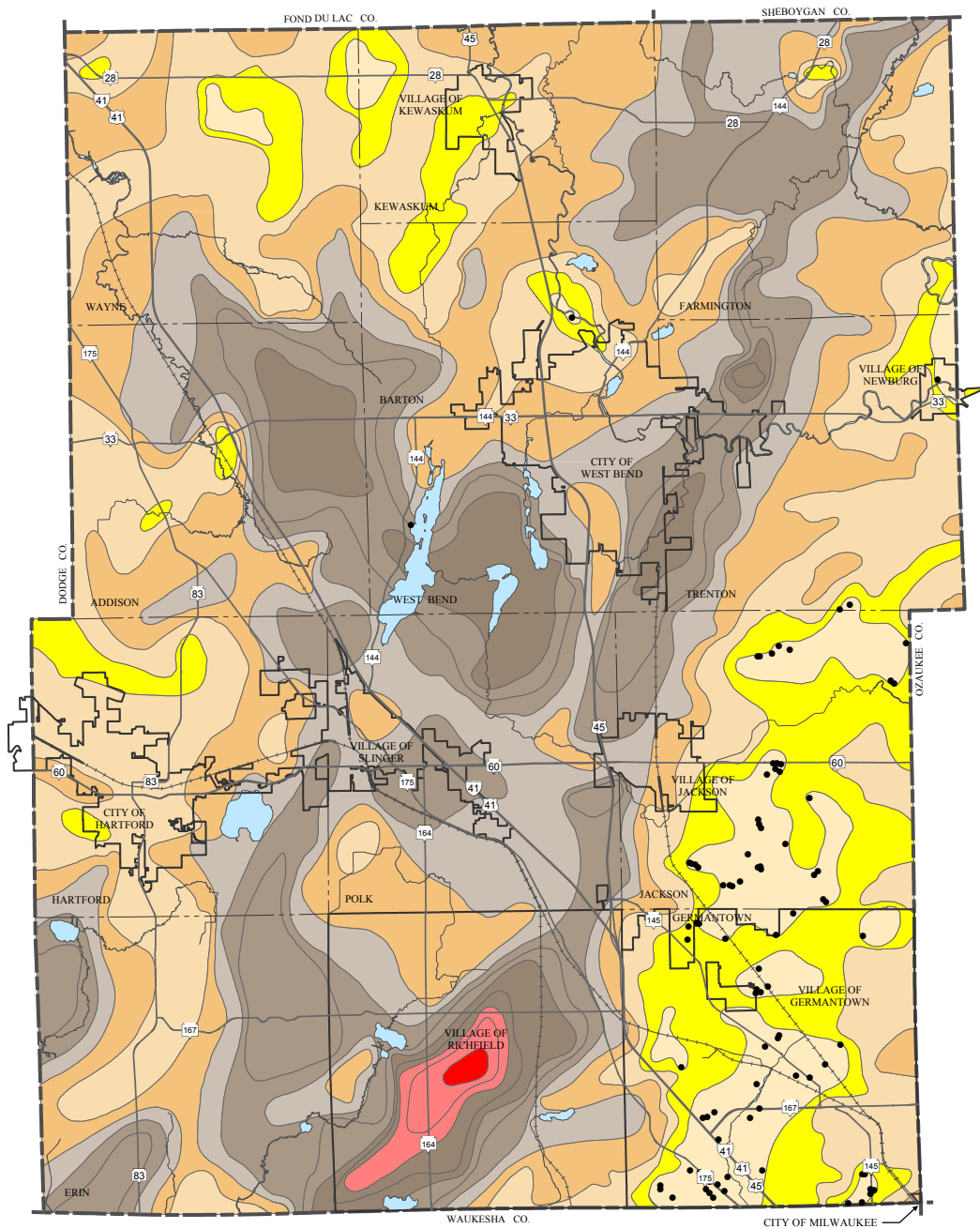
- SLOPES RANGING FROM 0 TO 12 PERCENT
- SLOPES RANGING FROM 12 TO 20 PERCENT
- SLOPES 20 PERCENT OR GREATER
- AREAS FOR WHICH SLOPE DATA ARE NOT AVAILABLE FROM SOIL SURVEY
- SURFACE WATER

Source: USDA-Natural Resources Conservation Service and SEWRPC

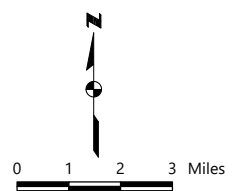
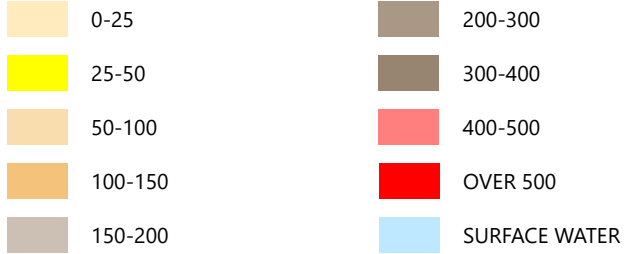




**Map 5.9**  
**Generalized Depth to Bedrock in Washington County**

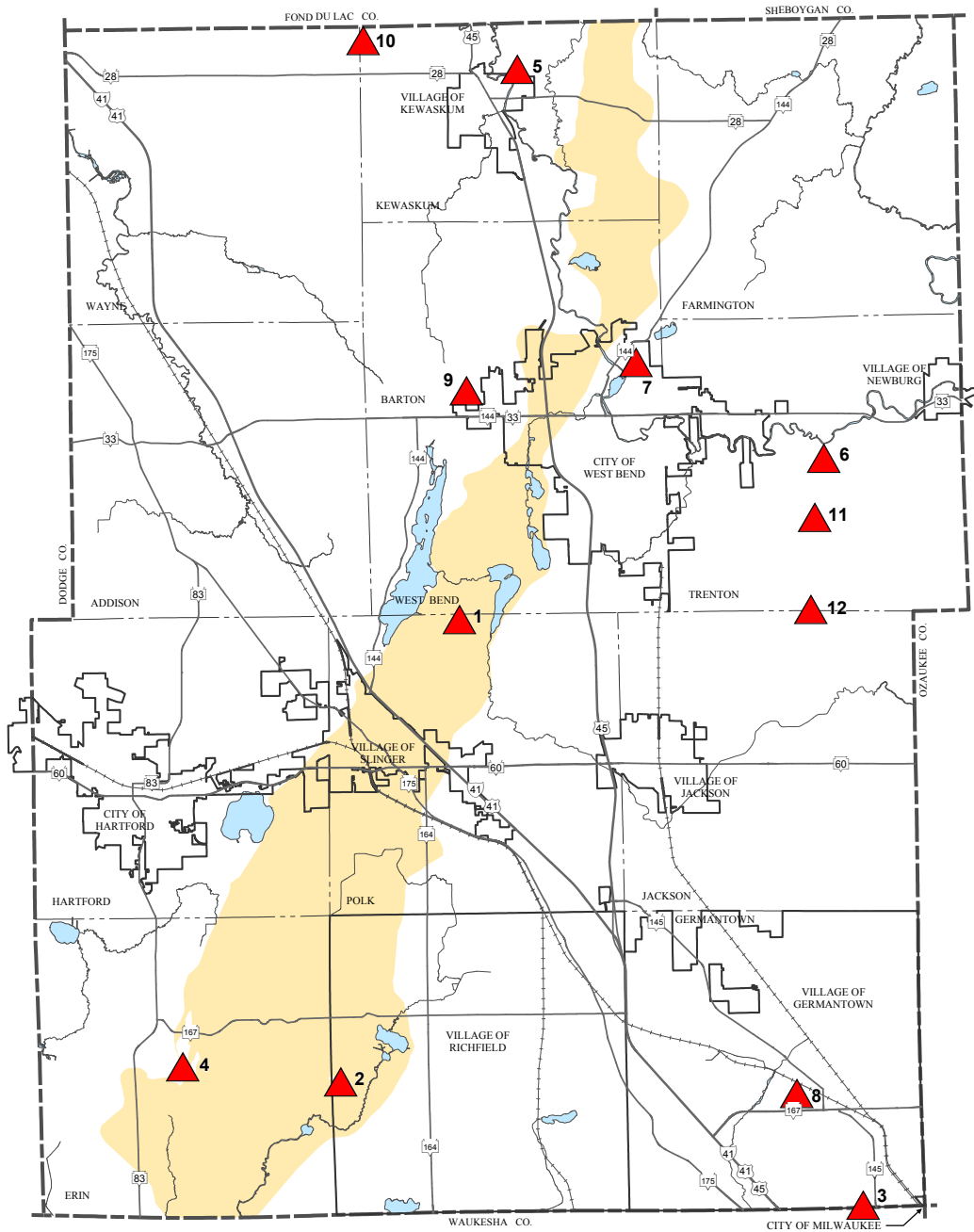





**FEET BELOW LAND SURFACE**

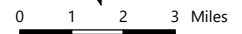


Source: University of Wisconsin-Extension, Wisconsin Geological and Natural History Survey, and SEWRPC

**Map 5.10**  
**Significant Geological Sites in Washington County**



-  GEOLOGICAL AREA SITE
- 8** REFERENCE NUMBER (SEE TABLE 5.5)
-  KETTLE MORAIN INTERLOBATE MORAIN
-  SURFACE WATER



Source: SEWRPC

**Table 5.5  
Significant Geological Sites in Washington County: 2016<sup>a</sup>**

Site Type <sup>b</sup>	Number on Map 5.10	Site Name	Size (Acres)	Location	Ownership	Description
GA-1	1	Kettle Moraine Interlobate Moraine	39,471 <sup>c</sup>	Central portion of County	Wisconsin Department of Natural Resources, Washington County, City of West Bend, Village of Slinger, Town of West Bend, Town of Barton, Cedar Lakes Conservation Foundation, Daniel Boone Conservation League, Holy Hill, Ice Age Trail Foundation, Ozaukee Washington Land Trust, and private	Interlobate moraine consisting of a complex system of irregular, knobby ridges, trending northeast-southwest across the County
	2	Friess Lake (Hogsback) Crevasse Filling	21	Village of Richfield	Private	Excellent example of a crevasse filling
GA-2	3	Little Menomonee River Reef District	7	Village of Germantown	Private	Silurian Racine Dolomite reef rock exposures. Considerable importance in scientific research. Contains a wide variety of reef features
	4	Erin Esker	200	Town of Erin	Ozaukee Washington Land Trust and private	A good example of an esker, easily demonstrated on an agricultural landscape. Some development impacts
	5	Kewaskum Kame	43	Town of Kewaskum	Private	A well-developed, isolated conical kame which serves as the gateway to the Northern Unit of the Kettle Moraine Forest
	6	Myra Esker	18	Town of Trenton	Private	A well-developed, little-disturbed east-west trending esker covered by natural vegetation
GA-3	7	Lac Lawrann Kame and Esker	9	City of West Bend	City of West Bend	Good example of kame and esker formation
	8	Germantown Roadcut	3	Village of Germantown	Wisconsin Department of Transportation	Roadcut providing excellent cross-section through Racine Dolomite, revealing fossils and rock types
	9	West Bend Kames	47	Town of Barton	Private	Good example of kame formation
	10	Kewaskum Quarry and Lime Kiln	3	Town of Kewaskum	Private	Old quarry and lime kiln expose dolomite containing abundant brachiopod fossils. Relatively undisturbed by lime-burning operation
	11	Camp Wowitan Esker	54	Town of Trenton	Private	Well-developed northeast-southwest trending esker
	12	Trenton Quarry and Lime Kiln	3	Town of Trenton	Private	Small quarry exposing massive Silurian dolomite. Primitive, relatively undisturbed kilns
		<b>Total – 12 Sites</b>	<b>39,879</b>	--	--	--

<sup>a</sup> Inventory conducted in 1994, amendment adopted in 2010, and ownership information updated in 2016.

<sup>b</sup> GA-1 identifies Geological Area sites of statewide or greater significance; GA-2 identifies Geological Area sites of countywide or regional significance; and GA-3 identifies Geological Area sites of local significance.

<sup>c</sup> Includes the area within Washington County only.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997 and Amendment to SEWRPC Planning Report No. 42, Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.

### **Nonmetallic Mineral Resources<sup>47</sup>**

Nonmetallic minerals include sand, gravel, crushed stone, building or dimension stone, peat, and clay. Nonmetallic mines (extractive sites and pits) in Southeastern Wisconsin provide sand, gravel, and crushed limestone or dolomite for structural concrete and road building; peat for gardening and horticulture; and dimension stone for use in buildings, landscaping, and monuments. Nonmetallic mineral resources are important economic resources that should be taken into careful consideration whenever land is being considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or desirable. Wise management of nonmetallic mineral resources is important to ensure an adequate supply of aggregate at a reasonable cost for new construction and for maintaining existing infrastructure in the future.



**Dimension stone is used in the construction of buildings, landscaping, and monuments.**

According to the U.S. Geological Survey, each person in the United States uses an average of 9.5 tons of construction aggregate per year (construction aggregate includes sand, gravel, crushed stone, and recycled crushed concrete). Construction of one lane-mile of Interstate Highway uses 20,000 tons of aggregate. Aggregate is heavy and bulky, and is therefore expensive to transport. Having sources of aggregate relatively close (within 25 miles) of a construction project lessens the overall cost of construction. The cost of a ton of aggregate can more than double when it has to be hauled 25 miles or more.



**Having sources of aggregate relatively close (within 25 miles) of a construction project lessens the overall cost of construction due to the cost of transporting heavy materials.**

### Potential Sources of Sand, Gravel, Clay, and Peat

Map 5.11<sup>48</sup> shows the location and Table 5.6 sets forth the acres of potential commercially workable sources of sand, gravel, clay, and peat outside of existing urban development in Washington County in 2015. The Wisconsin Geological and Natural History Survey (WGNHS) identified these resources using a variety of sources, including geologic studies,<sup>49</sup> data from Road Material Survey records collected by WGNHS for the Wisconsin Department of Transportation (WisDOT), information on existing extractive sites, and information on closed extractive sites that were recently active. The sand and gravel potential is categorized as high, medium, and low by the WGNHS based on the glacial geology (Mickelson and Syverson, 1997)<sup>50</sup>. The areas categorized as outwash deposits have the highest potential for significant deposits of sand and gravel, and account for 62,672 acres, or 22 percent of the County. These areas generally coincide with the Kettle Moraine. Areas categorized as glacial till have medium to low potential for yielding commercial workable sources of sand and gravel, and encompass 71,042 acres, or 25 percent of the County. All of the existing extractive sites in the County are located within areas in these two categories. The areas categorized as glacial lake deposits contain clay deposits useful for construction, and account for 28,431 acres, or 10 percent of the County.

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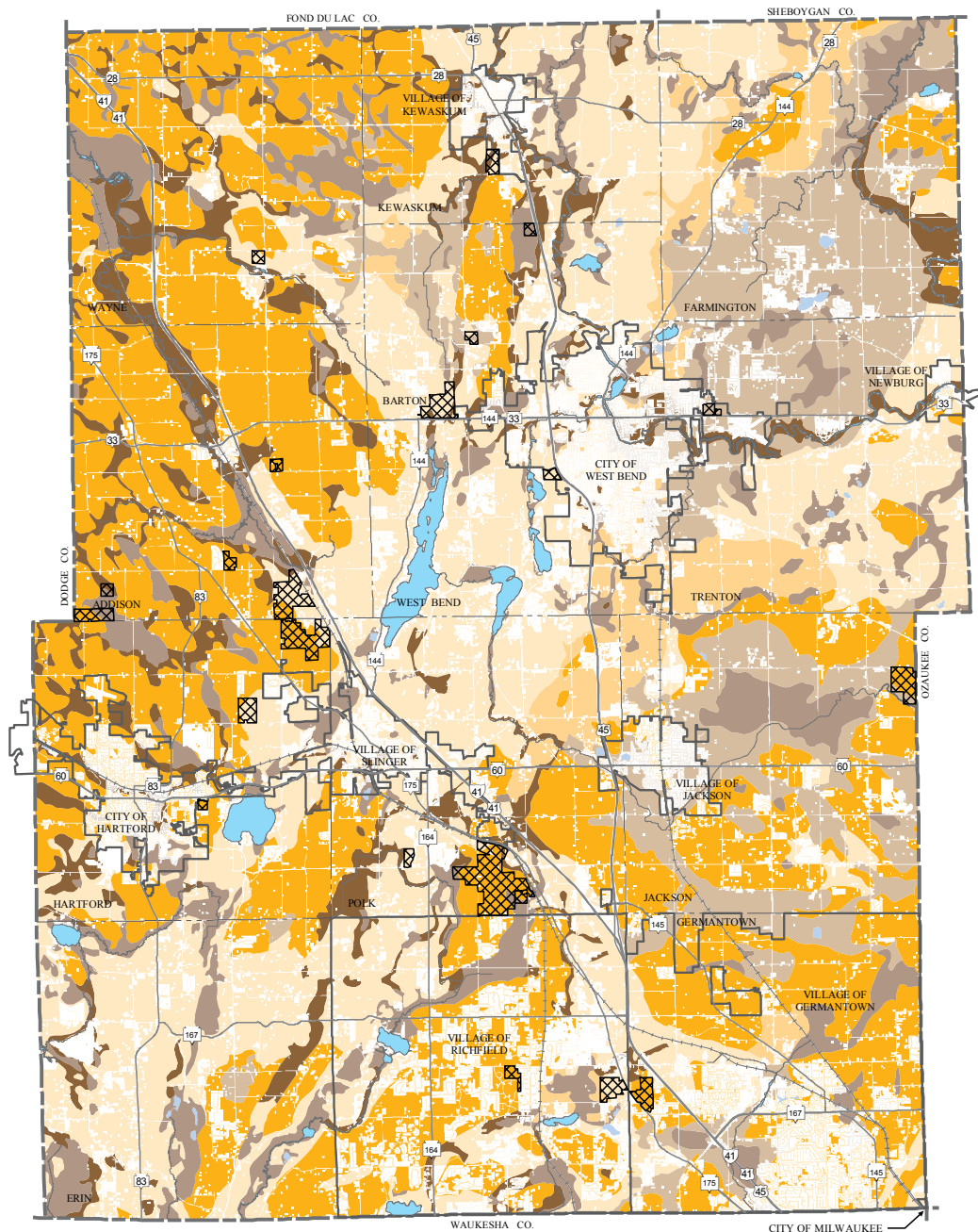
<sup>47</sup> *There are no marketable metallic mining resources in Washington County*

<sup>48</sup> *Compilation and resource potential interpretation by Bruce A. Brown, P.G., data compilation by Michael L. Czechanski, 2006*

<sup>49</sup> *Bedrock geology from Preliminary Bedrock Maps of Washington County (WOFR 2004-17) by T. Evans, K. Massie-Ferch, and R. Peters, WGNHS.*

<sup>50</sup> *Mickelson D. M. and K. M. Syverson, Quaternary Geology of Ozaukee and Washington Counties, Wisconsin, WGNHS Bulletin 91, 1997.*

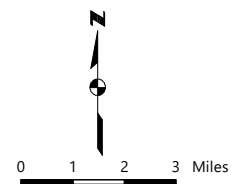
**Map 5.11**  
**Potential Sources of Sand, Gravel, Clay, and Peat in Washington County**



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f9e79f; border: 1px solid black; margin-right: 5px;"></span> <b>OUTWASH DEPOSITS</b><br/>HIGHEST POTENTIAL FOR SIGNIFICANT DEPOSITS OF GRAVEL AND COARSE TO MEDIUM SAND</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></span> <b>SANDY GLACIAL LAKE SEDIMENTS</b><br/>POTENTIAL SOURCE OF FINE SAND BUT LOW POTENTIAL FOR GRAVEL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f19432; border: 1px solid black; margin-right: 5px;"></span> <b>GLACIAL TILL</b><br/>MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL. RESOURCE POTENTIAL MEDIUM TO LOW</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d9c7b1; border: 1px solid black; margin-right: 5px;"></span> <b>GLACIAL LAKE DEPOSITS</b><br/>NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL, BUT MAY CONTAIN CLAY DEPOSITS USEFUL FOR CONSTRUCTION</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #8c7868; border: 1px solid black; margin-right: 5px;"></span> <b>PEAT AND ORGANIC SEDIMENT</b><br/>NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL, BUT MAY CONTAIN ECONOMIC DEPOSITS OF PEAT</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #6b5d4d; border: 1px solid black; margin-right: 5px;"></span> <b>MODERN STREAM SEDIMENT</b><br/>MAY CONTAIN LOCAL CONCENTRATIONS OF SAND AND GRAVEL, BUT ENVIRONMENTAL ISSUES MAKE DEVELOPMENT IMPRACTICAL. NOT CONSIDERED A SIGNIFICANT FUTURE RESOURCE</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> <b>EXISTING EXTRACTIVE SITE (2018)</b></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #a6c9ec; border: 1px solid black; margin-right: 5px;"></span> <b>SURFACE WATER</b></li> </ul> |
|--|---|

Note: Lands with urban development, including streets and highways, are omitted from areas that are potential sources of sand, gravel, clay, and peat.

Source: Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006) and SEWRPC



**Table 5.6**  
**Potential Sources of Sand, Gravel, Clay, and Peat in Washington County Communities<sup>a</sup>**

<b>Local Government</b>	<b>Outwash Deposits (acres)</b>	<b>Sandy Glacial Lake Sediments (acres)</b>	<b>Glacial Till (acres)</b>	<b>Glacial Lake Deposits (acres)</b>	<b>Peat and Organic Sediment (acres)</b>	<b>Modern Stream Sediment (acres)</b>
<b>Partnering Governments</b>						
Village of Jackson	--	15	174	386	--	--
Village of Kewaskum	325	--	--	--	16	202
Village of Newburg	133	--	35	--	--	43
Town of Addison	2,447	--	13,583	--	1,494	2,980
Town of Barton	5,282	604	1,398	1,653	673	674
Town of Erin	10,702	--	3,557	344	3,443	1,349
Town of Farmington	3,189	3,076	1,826	8,526	2,545	1,078
Town of Germantown	--	--	571	355	18	--
Town of Hartford	3,109	--	8,060	14	1,819	2,189
Town of Jackson	778	670	7,237	7,584	2,299	--
Town of Kewaskum	6,654	61	2,734	290	1,422	1,679
Town of Polk	7,062	1,749	4,175	263	939	1,750
Town of Trenton	6,870	2,315	925	5,098	2,413	475
Town of Wayne	1,946	7	11,535	523	3,496	3,209
<b>Non-Partnering Governments</b>						
City of Hartford	297	--	940	--	289	404
City of West Bend	1,177	466	52	747	374	614
Village of Germantown	1,708	461	8,024	2,597	1,621	104
Village of Richfield	5,431	311	5,577	51	2,257	1,174
Village of Slinger	1,073	--	235	--	200	149
Town of West Bend	4,489	539	404	--	886	152
<b>Washington County</b>	<b>62,672</b>	<b>10,274</b>	<b>71,042</b>	<b>28,431</b>	<b>26,204</b>	<b>18,225</b>

<sup>a</sup> Outside of existing urban development based on the 2015 land use inventory.

Source: Wisconsin Geological and Natural History Survey and SEWRPC

The majority of such areas are located in the eastern portion of the County. Areas categorized as peat and organic sediment may contain economic deposits of peat, and account for 26,204 acres, or 9 percent of the County. Peat and organic sediment areas are scattered throughout the County, generally in association with wetlands, which limits access to the peat due to regulatory constraints. Constraints to sand and gravel extraction in the County are shown on Map 5.12.

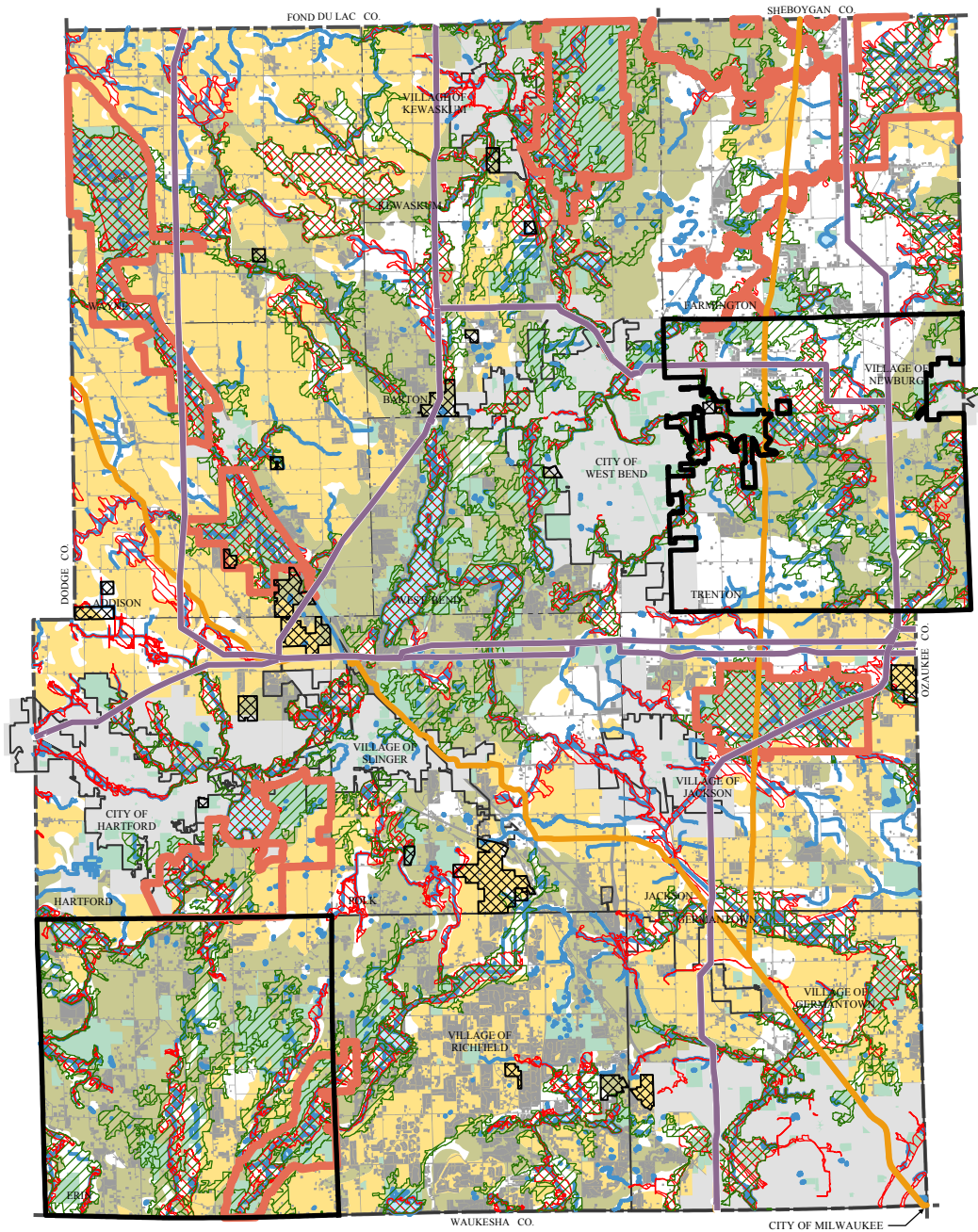
#### Potential Sources of Crushed and Building Stone

The location of potential commercially workable sources of stone suitable for crushed or building stone in Washington County is shown on Map 5.13. These areas were identified by the WGNHS based principally upon locating and mapping areas underlain by Silurian dolomite within 50 feet of the land surface. Approximately 33,461 acres, or about 12 percent of the County, have been identified as having potential for developing commercially viable sources of crushed stone or building stone. The majority of such areas are located in the southeastern part of the County, and are a northeasterly extension of the ridge of shallow bedrock that is an important stone-producing area around Sussex and Lannon in Waukesha County. Constraints to crushed or building stone extraction in the County are shown on Map 5.14.

#### Existing Nonmetallic Mining Sites

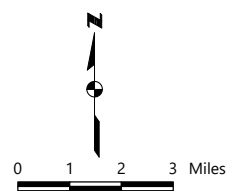
Map 5.15 shows nonmetallic mining sites, also referred to as extractive sites, in Washington County in 2018. Table 5.7 lists the operational, reclaimed, inactive, and remaining acreage for each mining site. Most of the mining sites located in the County are used for sand and/or gravel extraction. Mining sites not used for sand and/or gravel extraction are used for peat or soil extraction. Approximately 1,627 acres in Washington County were located within operational or planned nonmetallic mining sites in 2018 including 996 operational acres and 631 remaining acres within areas planned to be mined in the future. As shown on Map 5.15, all of the planned mining sites in the County are adjacent to existing mines. Of the local governments, the Town of Polk has the most acreage within operational or planned nonmetallic

**Map 5.12**  
**Constraints to Sand and Gravel Extraction in Washington County: 2015**

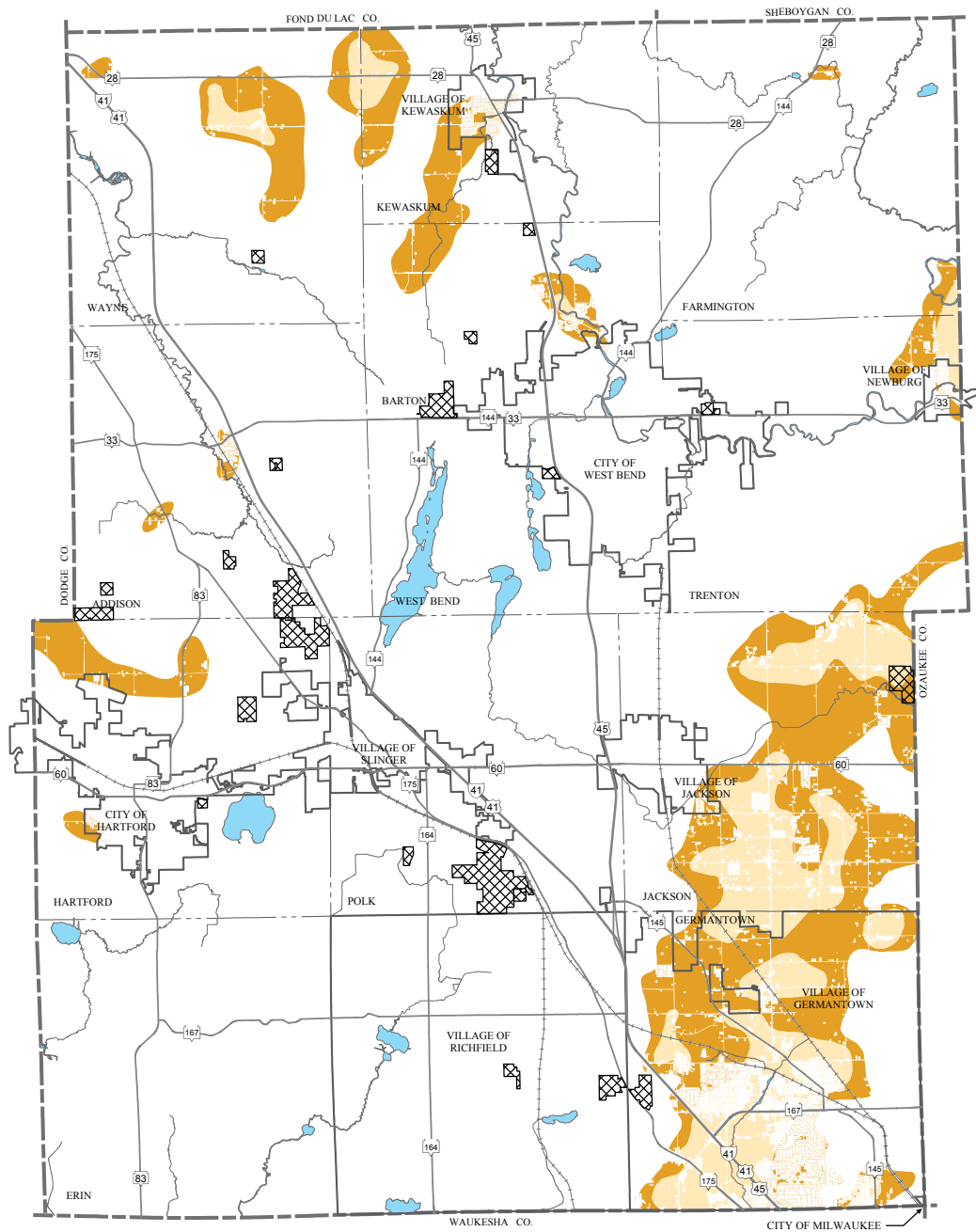


- |  |  |  |  |
|--|--|--|--|
|  | OUTWASH DEPOSITS<br>HIGHEST POTENTIAL FOR SIGNIFICANT DEPOSITS OF GRAVEL AND COARSE TO MEDIUM SAND       |  | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |
|  | GLACIAL TILL<br>MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL. RESOURCE POTENTIAL MEDIUM TO LOW |  | PRIMARY ENVIRONMENTAL CORRIDOR   |
|  | AREAS OF EXISTING DEVELOPMENT OUTSIDE PLANNED SEWER SERVICE AREAS  |  | TOWN ZONING ORDINANCE DOES NOT ALLOW QUARRIES (TOWN OF ERIN AND TOWN OF TRENTON)                   |
|  | EXISTING PARK AND OPEN SPACE SITE  |  | WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY   |
|  | EXISTING EXTRACTIVE SITE (2018)  |  | ELECTRIC TRANSMISSION LINE   |
|  | PLANNED SEWER SERVICE AREA (JUNE 2015)   |  | NATURAL GAS OR OIL PIPELINE  |
|  | SURFACE WATER  |  | NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)  |

Source: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, Washington County, and SEWRPC



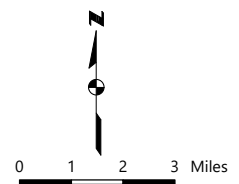
**Map 5.13**  
**Potential Sources of Crushed or Building Stone in Washington County**



- AREA UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE WITHIN 25 FEET. HIGH-QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- AREA UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE BETWEEN 25 AND 50 FEET. HIGH-QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- EXISTING EXTRACTIVE SITE (2018)
- SURFACE WATER

Note: Lands with urban development, including streets and highways, are omitted from areas that are potential sources of sand, gravel, clay, and peat.

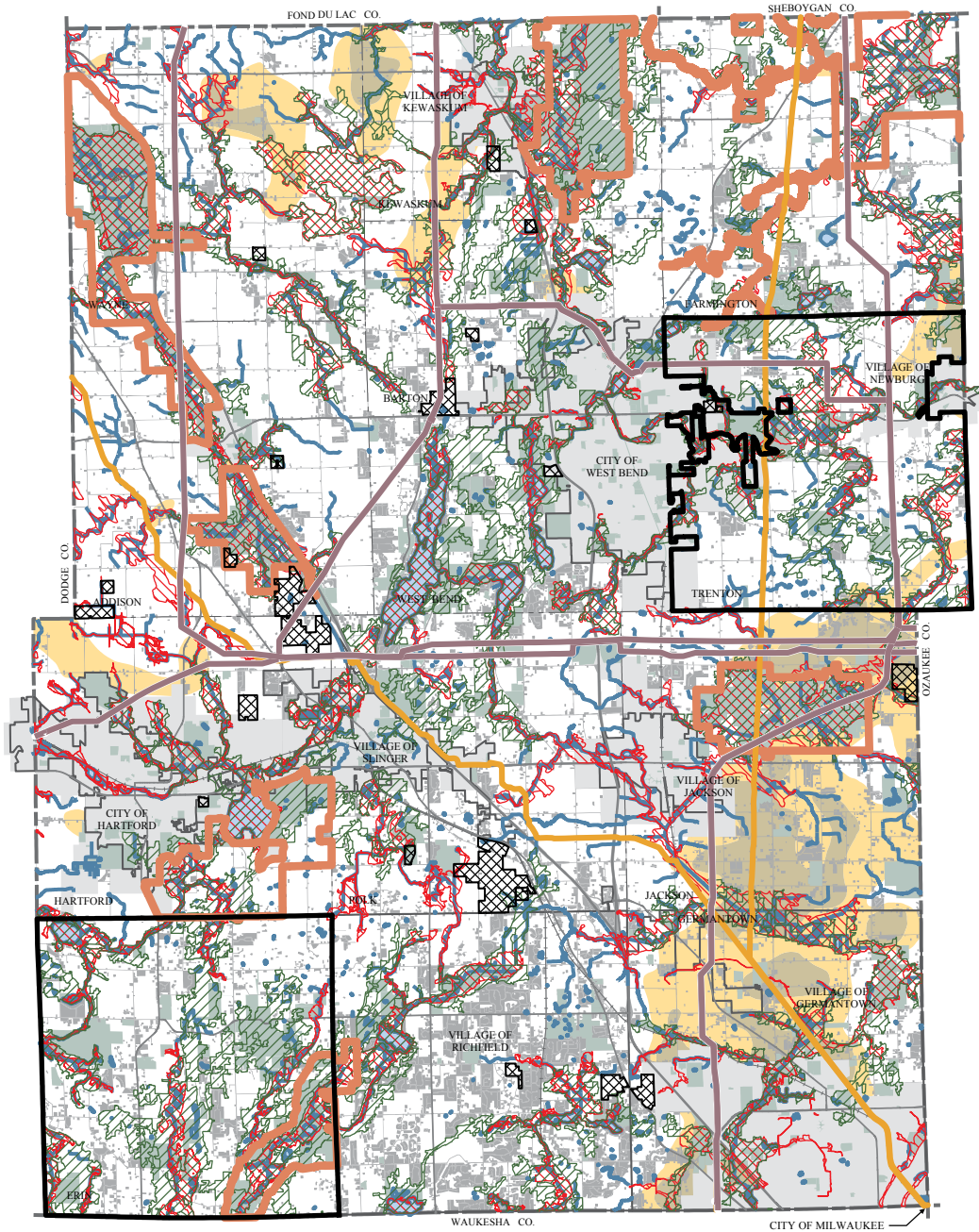
Source: Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006) and SEWRPC





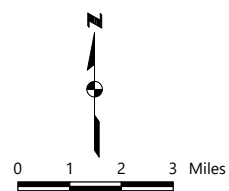
Map 5.14

Constraints to Extraction of Crushed or Building Stone in Washington County: 2015

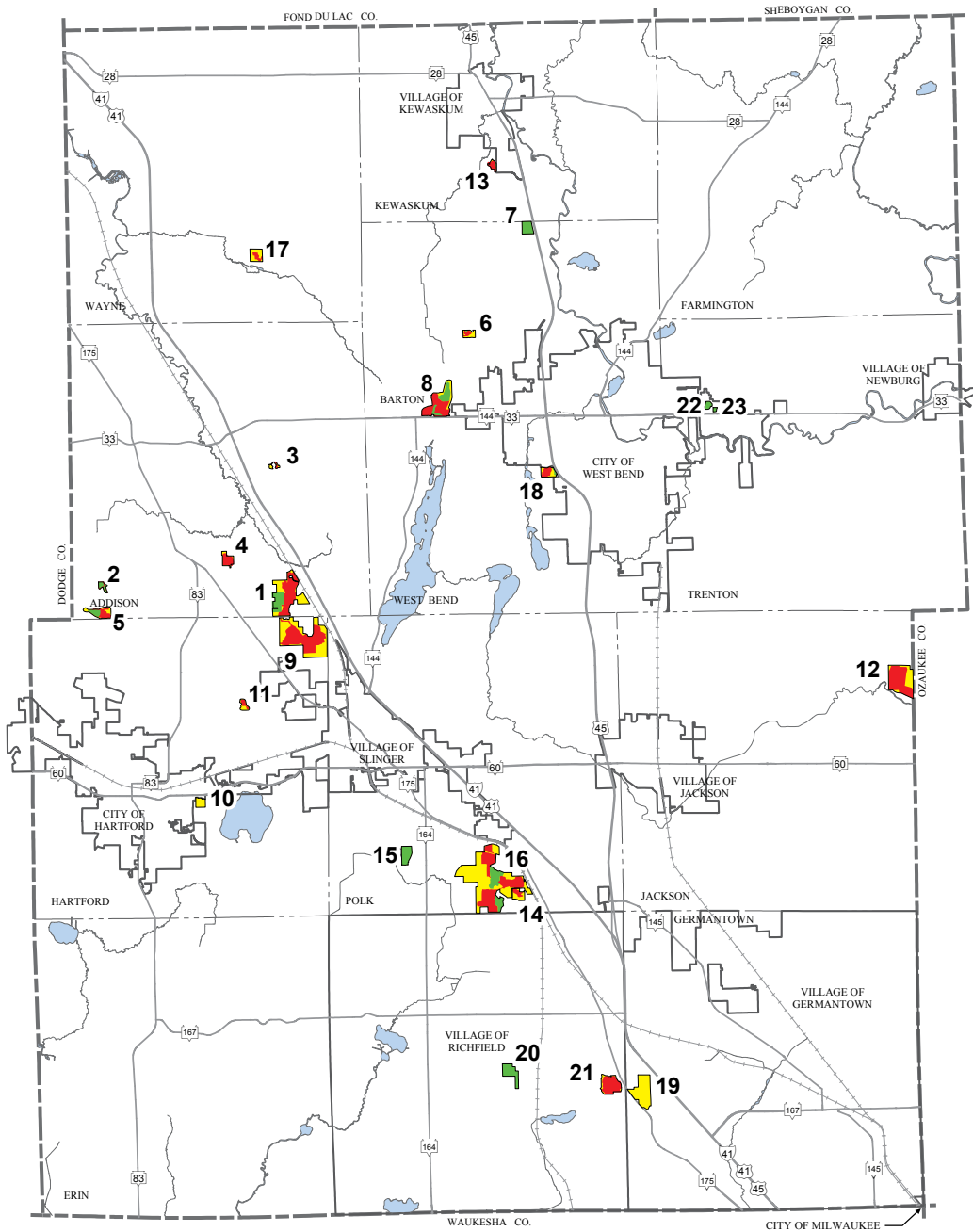


- AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) WITHIN 25 FEET. HIGH-QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) BETWEEN 25 AND 50 FEET. HIGH-QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE, BUT EXTRACTION IS MORE COSTLY
- AREAS OF EXISTING DEVELOPMENT OUTSIDE PLANNED SEWER SERVICE AREAS
- EXISTING PARK AND OPEN SPACE SITE
- EXISTING EXTRACTIVE SITE (2018)
- PLANNED SEWER SERVICE AREA (JUNE 2015)
- SURFACE WATER
- ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015)
- PRIMARY ENVIRONMENTAL CORRIDOR
- TOWN ZONING ORDINANCE DOES NOT ALLOW QUARRIES (TOWN OF ERIN AND TOWN OF TRENTON)
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY
- ELECTRIC TRANSMISSION LINE
- NATURAL GAS OR OIL PIPELINE
- NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)

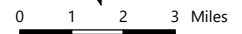
Source: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, Washington County, and SEWRPC



**Map 5.15**  
**Nonmetallic Mining Sites in Washington County: 2018**



- OPERATIONAL MINING SITE
- PLANNED MINING SITE
- RECLAIMED MINING SITE
- 12** MINING SITE REFERENCE NUMBER (SEE TABLE 5.7)



Source: Washington County and SEWRPC

**Table 5.7  
Nonmetallic Mining Sites in Washington County Communities: 2018**

Number on Map 5.15	Site Location and Owner/Operator	Operational (acres)	Reclaimed (acres)	Inactive (acres)	Remaining (acres)	Total (acres)
1	Town of Addison Cedar Lake Sand & Gravel Co.	118	57	--	57	232
2	Kurt Langenacker – Peat Mine	4	11	--	--	15
3	Marjac, Inc. (Merget Pit)	3	--	--	5	8
4	Michels Materials	30	--	--	4	34
5	Sterman Services	30	15	--	10	55
6	Town of Barton Belongia & Sons Trucking	9	1	--	14	24
7	D & G Sod, LLC	--	14	--	--	--
8	West Bend Sand & Stone	104	49	--	10	163
9	Town of Hartford Cedar Lake Sand & Gravel Co.	185	--	--	155	340
10	Floyd Berggren LTD	--	--	23	--	23
11	Heartland Construction	9	--	--	10	19
12	Town of Jackson Lannon Stone/Dawson	138	--	--	43	181
13	Town of Kewaskum Michels Materials	15	1	--	--	16
14	Town of Polk Payne & Dolan, Inc.	13	--	--	20	33
15	Washington County (Heritage Trails)	--	32	--	--	--
16	Wissota Sand & Gravel	216	80	--	273	569
17	Town of Wayne Keith Bartelt	21	--	--	14	35
18	Town of West Bend Johann Sand & Gravel	25	3	--	7	35
19	Village of Germantown Moraine Development, LLC.	--	--	127	--	127
20	Village of Richfield American Asphalt	--	54	--	--	--
21	Moraine Development, LLC.	76	--	--	9	85
22	City of West Bend Liesener Soils Inc.	--	12	--	--	12
23	Roger Hardegen	--	4	--	--	4
Total – 23 Sites		996	321	150	631	1,871

Note: Nonmetallic mine operators in Washington County have estimated that the currently permitted sources of gravel in Washington County are expected to be depleted by the year 2026.

Source: Washington County, Nonmetallic Mining Representative to the Washington County Multi-Jurisdictional Comprehensive Plan Advisory Committee, and SEWRPC

mining sites, approximately 522 acres, followed by the Town of Hartford with 359 acres and the Town of Addison with 261 acres.

Nonmetallic mining sites in the County also contain approximately 321 reclaimed acres. No reclamation plan is required of the County’s two inactive mining sites, which amount to 150 acres. It should be noted that new technologies or changes in the supply of or demand for nonmetallic mineral resources may make it economically feasible for operators to extract resources from previously inactive or unviable sites or portions of sites.



**Approximately 1,627 acres in Washington County are located within operational or planned nonmetallic mining sites.**

### Registered Nonmetallic Mining Sites

Chapter NR 135 of the *Wisconsin Administrative Code* establishes a procedure for landowners to register marketable nonmetallic mineral deposits in order to preserve these resources. The Lannon Stone/Dawson site in the Town of Jackson was registered in 2001, and was the only registered site as of April 2008.<sup>51</sup>

NR 135 defines a marketable nonmetallic mineral deposit as one that can be or is reasonably anticipated to be commercially feasible to mine and that has significant economic or strategic value. The significant economic or strategic value must be demonstrable using geologic, mineralogical, or other scientific data, due to the deposit's quality, scarcity, location, quantity, or proximity to a known user. Only the owner of the land (as opposed to the owner of the mineral rights or other partial rights) can register a marketable nonmetallic mineral deposit. The registration must include a legal description of the land and certification and delineation by a registered professional geologist or a registered professional engineer. In making this certification, the geologist or engineer must describe the type and quality of the nonmetallic mineral deposit, the areal extent and depth of the deposit, how the deposit's quality, extent, location, and accessibility contribute to its marketability, and the quality of the deposit in relation to current and anticipated standards and specifications for the type of material concerned.

A person wishing to register land pursuant to NR 135 must provide evidence that nonmetallic mining is a permitted or conditional use of the land under zoning in effect on the day notice is provided by the owner to government authorities. A copy of the proposed registration and supporting information must be provided to each applicable zoning authority (city, village, or town), the county, and the WDNR at least 120 days prior to filing the registration. The registration must include a certification by the landowner, which is binding on the landowner and his or her successors in interest, that the landowner will not undertake any action that would permanently interfere with present or future extraction of nonmetallic materials for the duration of the registration.

### Notification Requirements

Section 66.1001(4) of the *Statutes* requires any unit of government that prepares and adopts a comprehensive plan to prepare and adopt written procedures to foster public participation. These written procedures must describe the methods the local government will use to distribute proposed elements of a comprehensive plan to owners or people with a leasehold interest in property to extract nonmetallic mineral resources in or on property in which the allowable use or intensity of use of the property is proposed to be changed by the comprehensive plan. All such parties were provided with copies of the proposed Agricultural, Natural, and Cultural Resources and Land Use Elements of the comprehensive plan and offered an opportunity to submit comments, which were carefully considered by the Advisory Committee, and the Land Use and Planning Committee of the County Board as this plan was developed.

### **Water Resources**

Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the County and participating local governments. Their contribution to economic development, recreational activity, and scenic beauty is immeasurable. The acreage of surface waters, wetlands, and floodplains in the County and each local government is listed in Table 5.8.

Both surface water and groundwater are interrelated components of a single hydrologic system. The groundwater resources are hydraulically connected to the surface water resources because groundwater provides the base flow of streams and contribute to inland lake levels. The groundwater resources constitute the major source of supply for domestic, municipal, and industrial water users in Washington County.



**Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the County.**

<sup>51</sup> Reflects most up-to-date data available from the County.

**Table 5.8**  
**Surface Water, Wetlands, and Floodplains in Washington County Communities<sup>a</sup>**

<b>Local Government</b>	<b>Surface Water (acres)</b>	<b>Floodplains (acres)<sup>b</sup></b>	<b>Wetlands (acres)</b>
Partnering Governments			
Village of Jackson	33	207	135
Village of Kewaskum	38	286	152
Village of Newburg	18	70	42
Town of Addison	53	3,316	3,794
Town of Barton	268	1,543	1,736
Town of Erin	377	2,560	4,360
Town of Farmington	402	4,115	3,914
Town of Germantown	7	369	237
Town of Hartford	521	2,386	2,875
Town of Jackson	119	4,882	4,903
Town of Kewaskum	104	2,883	2,652
Town of Polk	286	1,988	1,960
Town of Trenton	347	3,016	4,155
Town of Wayne	142	5,579	6,027
Non-Partnering Governments			
City of Hartford	74	525	769
City of West Bend	193	922	913
Village of Germantown	295	3,505	3,821
Village of Richfield	464	2,327	2,644
Village of Slinger	34	321	436
Town of West Bend	1,379	2,017	1,115
Washington County <sup>c</sup>	5,158	42,817	46,640

<sup>a</sup> The area within surface water and wetlands is based on the 2015 SEWRPC land use inventory and city and village limits as of January 1, 2017.

<sup>b</sup> The area within floodplains is based on the Washington County Flood Insurance Study.

<sup>c</sup> Includes four acres of the City of Milwaukee lying in the extreme southeastern corner of Washington County.

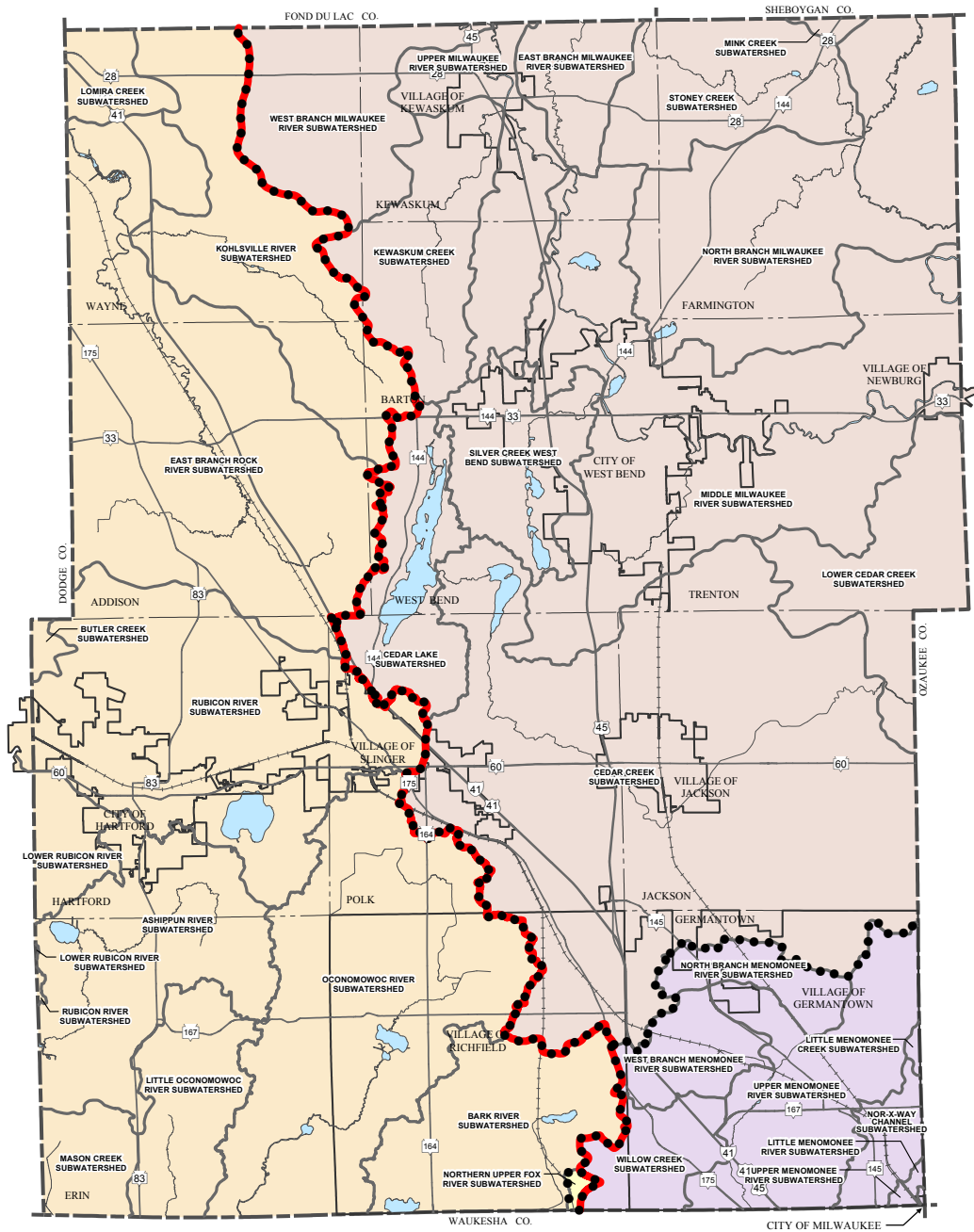
Source: Federal Emergency Management Agency and SEWRPC









### Watersheds and Subwatersheds

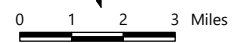
Watersheds and subwatersheds within the County are shown on Map 5.16. A subcontinental divide that separates the Mississippi River and the Great Lakes–St. Lawrence River drainage basins crosses Washington County from the Town of Wayne on the north to the Village of Richfield on the south, as shown on Map 5.16. About 164,684 acres, or 59 percent of the County, are located east of the divide and drain to the Great Lakes–St. Lawrence River system; the remaining 114,072 acres, or 41 percent of the County, drain west to the Mississippi River. The Great Lakes–St. Lawrence River drainage basin includes the Milwaukee River watershed, which encompasses about 52 percent of the County, and the Menomonee River watershed, which encompasses about 7 percent of the County. The Mississippi River drainage basin includes the Rock River watershed, which encompasses about 41 percent of the County, and the Fox River watershed, which encompasses less than one-tenth of 1 percent of the County.

The subcontinental divide not only exerts a major physical influence on the overall drainage pattern of the County, but also carries with it legal considerations regarding diverting Lake Michigan water west of the divide through the Great Lakes–St. Lawrence River Basin Water Resources Compact. Diversion of water from the Great Lakes Basin to the Mississippi River Basin is prohibited under the Great Lakes–St. Lawrence River Basin Water Resources Compact, but exceptions may be made for communities that straddle the subcontinental divide, or for communities that are completely within the Mississippi River Basin but are located in a county that straddles the divide. The Compact and the *Wisconsin State Statutes* establish the procedures for requesting a diversion and the conditions that must be met for a diversion to be approved. Additional information about water supply in Washington County is provided in the Utilities and Community Facilities Element.

**Map 5.16**  
**Watershed Features in Washington County**



- |   |                           |   |                            |
|---|---------------------------|---|----------------------------|
|  | MILWAUKEE RIVER WATERSHED |  | SUBCONTINENTAL DIVIDE      |
|  | ROCK RIVER WATERSHED      |  | MAJOR WATERSHED BOUNDARIES |
|  | FOX RIVER WATERSHED       |  | SUBWATERSHED BOUNDARIES    |
|  | MENOMONEE RIVER WATERSHED |  | SURFACE WATER              |



Source: SEWRPC

## Lakes and Streams

Major streams are defined as those that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. There are approximately 220 miles of such streams in Washington County. As previously noted, the County includes portions of the Menomonee River, the Milwaukee River, and the Rock River watersheds, along with a very small portion of the Fox River watershed. The major stream in the Menomonee River watershed, which is located in the southeast portion of the County, is the Menomonee River. Major streams in the Milwaukee River watershed, which generally includes the area in the eastern half of the County, include the Milwaukee River, East Branch Milwaukee River, North Branch Milwaukee River, Kewaskum Creek, Cedar Creek, Little Cedar Creek, North Branch Cedar Creek, Evergreen Creek, Quaas Creek, Silver Creek, Stony Creek, and Wallace Creek. Major streams in the Rock River watershed, which generally includes the area in the western half of the County, are the East Branch Rock River, Ashippun River, Coney River, Kohlsville River, Limestone Creek, Mason Creek, Oconomowoc River, Little Oconomowoc River, Bark River, and Rubicon River. Major streams are shown on Map 5.17.

There are 13 major lakes of 50 or more acres located entirely within Washington County, which are shown on Map 5.17. Major lakes in the Milwaukee River watershed include Barton Pond, Big Cedar Lake, Little Cedar Lake, Green Lake, Lucas Lake, Silver Lake, Smith Lake, Lake Twelve, and Wallace Lake. Major lakes in the Rock River watershed include Bark Lake, Druid Lake, Friess Lake, and Pike Lake. One other major lake in the Rock River watershed, Lake Five, is located partially in Washington and partially in Waukesha County. There are no major lakes within the Menomonee River watershed or the Fox River watershed in Washington County. Together, these major lakes have a combined surface area of about 2,563 acres in Washington County. The three largest lakes are Big Cedar Lake, with a surface area of about 957 acres; Pike Lake, with a surface area of about 469 acres; and Little Cedar Lake, with a surface area of about 266 acres.

Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which enter from malfunctioning and improperly located onsite waste treatment systems, from sanitary sewer overflows, from construction and other urban runoff, and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas and by the filling of peripheral wetlands, which remove valuable nutrient and sediment traps while adding nutrient and sediment sources. It is important that existing and future development in riparian areas be managed carefully to avoid further water quality degradation and to enhance the recreational and aesthetic values of surface water resources.

Lake protection and rehabilitation districts have been formed under Chapter 33 of the *Wisconsin Statutes* for Big Cedar, Druid, Friess, Little Cedar, Pike, and Silver Lakes. The location of the lake districts is shown on Map 5.18. Lake districts are a special-purpose unit of government formed to maintain, protect, and improve the quality of a lake and its watershed. With the exception of the Druid Lake Protection District, each of the lake management districts in Washington County has completed a lake management plan, or a component of such a plan. Additional information regarding lake districts and adopted lake management plans is provided in Chapter 2.

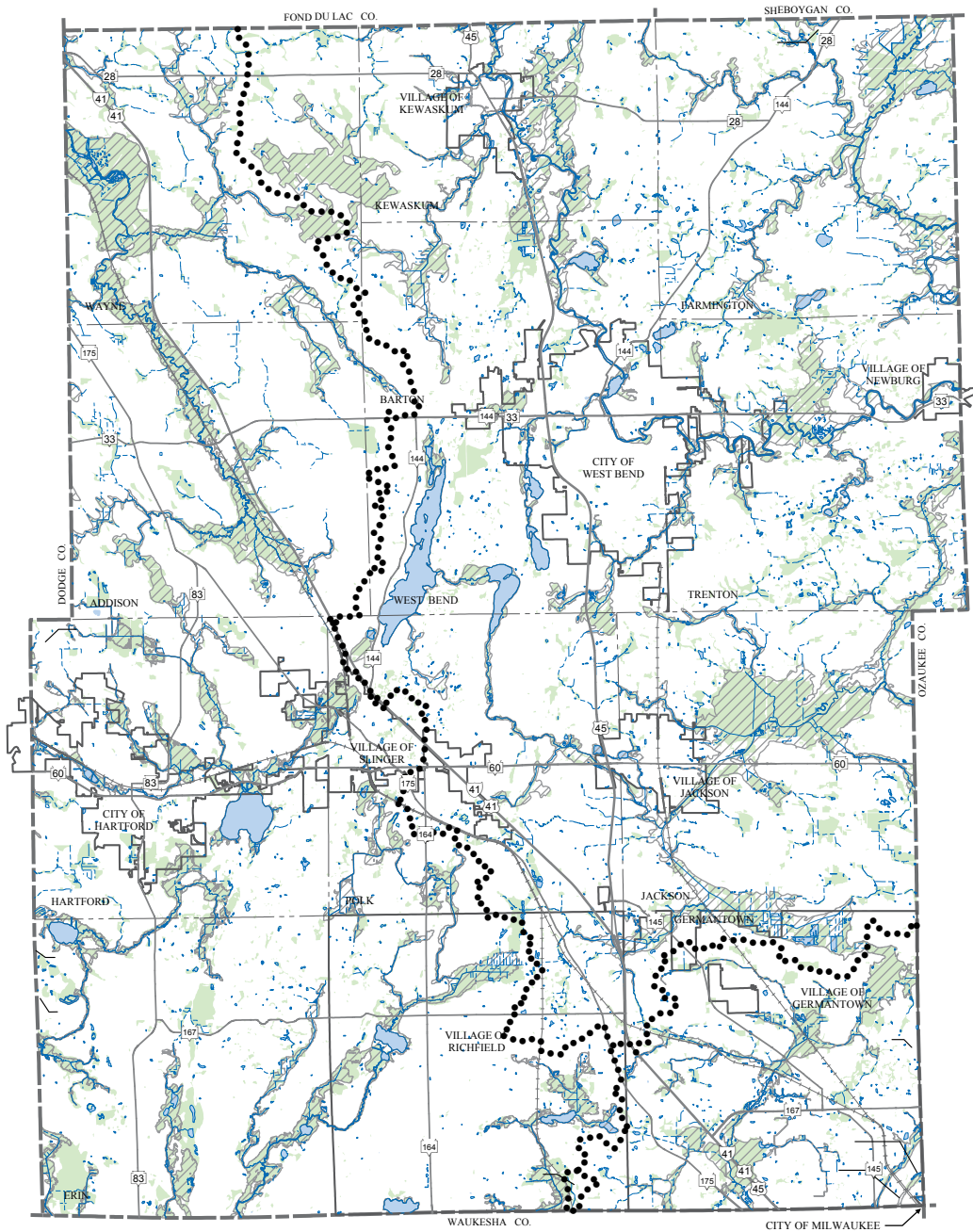








**Big Cedar Lake is one of 13 major lakes located in the County.**



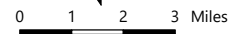
**Major rivers, such as the Milwaukee River, are readily susceptible to degradation through improper land use development and management.**

**Map 5.17**  
**Surface Waters, Wetlands, and Floodplains in Washington County: 2015**



-  ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015)
-  WETLANDS
-  MAJOR WATERSHED BOUNDARIES
-  PERENNIAL STREAM
-  INTERMITTENT STREAM
-  SURFACE WATER

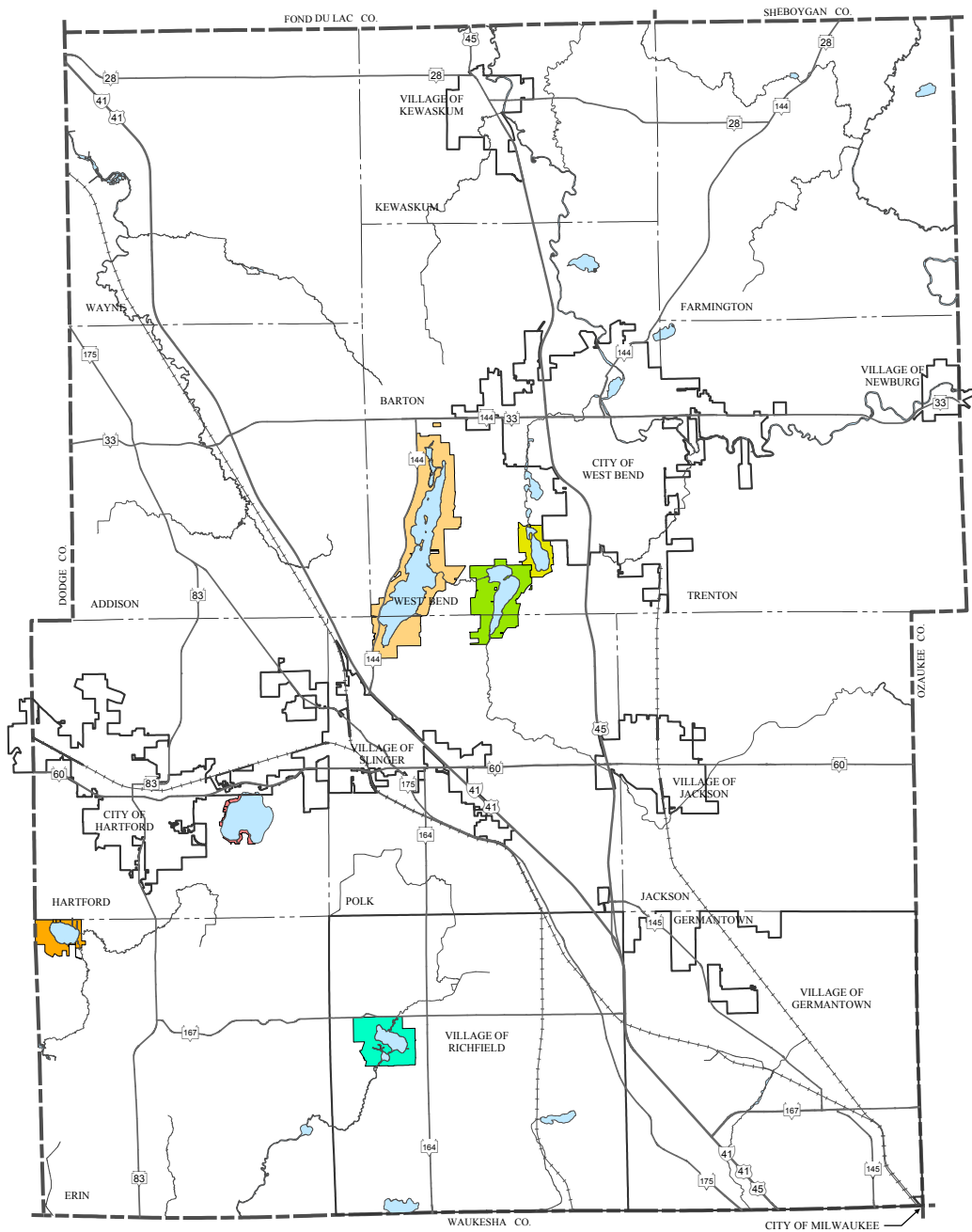
Note: See Map 2.3 in Chapter 2 for floodplains and wetlands regulated by Washington County.










Source: Federal Emergency Management Agency and SEWRPC

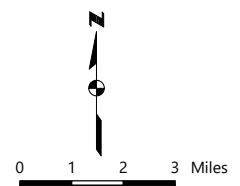


**Map 5.18**  
**Lake Protection Districts in Washington County: 2016**



- |   |   |   |  |
|---|---|---|--|
|  | BIG CEDAR LAKE PROTECTION AND REHABILITATION DISTRICT |  | PIKE LAKE PROTECTION AND REHABILITATION DISTRICT   |
|  | DRUID LAKE PROTECTION DISTRICT                        |  | SILVER LAKE PROTECTION AND REHABILITATION DISTRICT |
|  | FRIESS LAKE PROTECTION DISTRICT                       |  | SURFACE WATER                                      |
|  | LITTLE CEDAR PROTECTION AND REHABILITATION DISTRICT   |   |  |

Source: Washington County and SEWRPC



## Wetlands

Wetlands generally occur in depressions and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained.<sup>52</sup> Wetlands may, however, under certain conditions, occur on slopes and even on hilltops. Wetlands perform an important set of natural functions that include supporting a wide variety of desirable, and sometimes unique, forms of plant and animal life; water quality; stabilizing lake levels and streamflows; reducing stormwater runoff by providing areas for floodwater impoundment and storage; and protecting shorelines from erosion.



**Wetlands encompassed about 46,640 acres, or 17 percent of the County, in 2015.**

Wetlands identified in the SEWRPC regional land use inventory encompassed about 46,640 acres, or 17 percent of the County, in 2015. Wetlands, which are shown on Map 5.17, are based on the Wisconsin Wetlands Inventory completed in 2010 and updated to the year 2015 as part of the regional land use inventory. It should be noted that, in addition to the wetlands shown on Map 5.17, certain other areas have been identified by the NRCS as farmed wetlands, which are subject to Federal wetland regulations.

Wetlands and their boundaries are continuously changing in response to changes in drainage patterns and climatic conditions. While wetland inventory maps provide a basis for areawide planning, detailed field investigations are often necessary to precisely identify wetland boundaries on individual parcels. Field investigations are generally conducted at the time a parcel is proposed to be developed or subdivided.

## Floodplains

The floodplains of a river are the wide, gently sloping areas usually lying on both sides of a river or stream channel. The flow of a river onto its floodplain is a normal phenomenon and, in the absence of flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are defined as those areas subject to inundation by the one-percent-annual-probability (100-year recurrence interval) flood event. This event has a 1 percent chance of being equaled or exceeded in any given year. Floodplains are generally not well suited for urban development because of the flood hazard, the presence of high water tables, and/or the presence of wet soils.

Floodplains identified by the Federal Emergency Management Agency (FEMA) within Washington County are shown on Map 5.17 and listed in Table 5.8. They encompass an area of approximately 42,817 acres, or 15 percent of the County. Documentation for FEMA study reaches are summarized in the Washington County Flood Insurance Study, October 16, 2015.

## Shorelands

Shorelands are defined by the *Wisconsin Statutes* as lands within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; and 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater. In accordance with the requirements set forth in Chapters NR 115 (shoreland regulations) and NR 116 (floodplain regulations) of the *Wisconsin Administrative Code*, the Washington County shoreland and floodplain zoning ordinance

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<sup>52</sup> *The definition of "wetlands" used by SEWRPC is the same as that of the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Under this definition, wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. This definition differs somewhat from the definition used by the WDNR. Under the WDNR definition, wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. As a practical matter, application of either the WDNR definition or the EPA-Army Corps of Engineers-SEWRPC definition has been found to produce relatively consistent wetland identification and delineations in the majority of the situations in Southeastern Wisconsin.*

restricts uses in wetlands located in the shorelands, and limits the uses allowed in the one-percent-annual-probability (100-year recurrence interval) floodplain to prevent damage to structures and property and to protect floodwater conveyance areas and the storage capacity of floodplains. The ordinance also limits the removal of vegetation and other activities in shoreland areas and requires most structures to be set back a minimum of 75 feet from navigable waters. Additional setbacks may be required based on the lake and stream classification study conducted by the



**The County shoreland ordinance limits the removal of vegetation and other activities in shoreland areas and requires most structures to be set back a minimum of 75 feet from navigable waters.**

County. State law requires that counties administer shoreland and floodplain regulations in unincorporated areas. Chapter 2 provides additional information about the County shoreland and floodplain zoning ordinance and lake and stream classification study, including a map of shoreland areas in unincorporated portions of the County.

Under Chapter NR 117 of the *Administrative Code*, cities and villages are required to restrict uses in wetlands located in the shoreland area. In addition, a structure setback of 50 feet from the ordinary high water mark in shoreland areas is required in cities and villages incorporated after April 30, 1994 and in areas annexed to a city or village after May 7, 1982. The same floodplain regulations set forth in NR 116 for unincorporated areas also apply within cities and villages. Each city and village administers the floodplain regulations within its corporate limits.

### **Groundwater Resources**

Groundwater resources constitute another key element of the natural resource base of the County. Groundwater not only sustains lake levels and wetlands and provides the base flow of streams, but also provides the water supply for domestic, municipal, and industrial water users in Washington County. Map 5.19 depicts the depth to the water table, or groundwater, in Washington County.

Groundwater occurs within three major aquifers that underlie the County and the remainder of southeastern Wisconsin. From the land's surface downward, they are 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the "deep aquifer." The shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers.

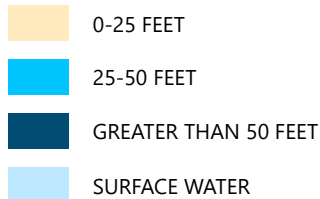
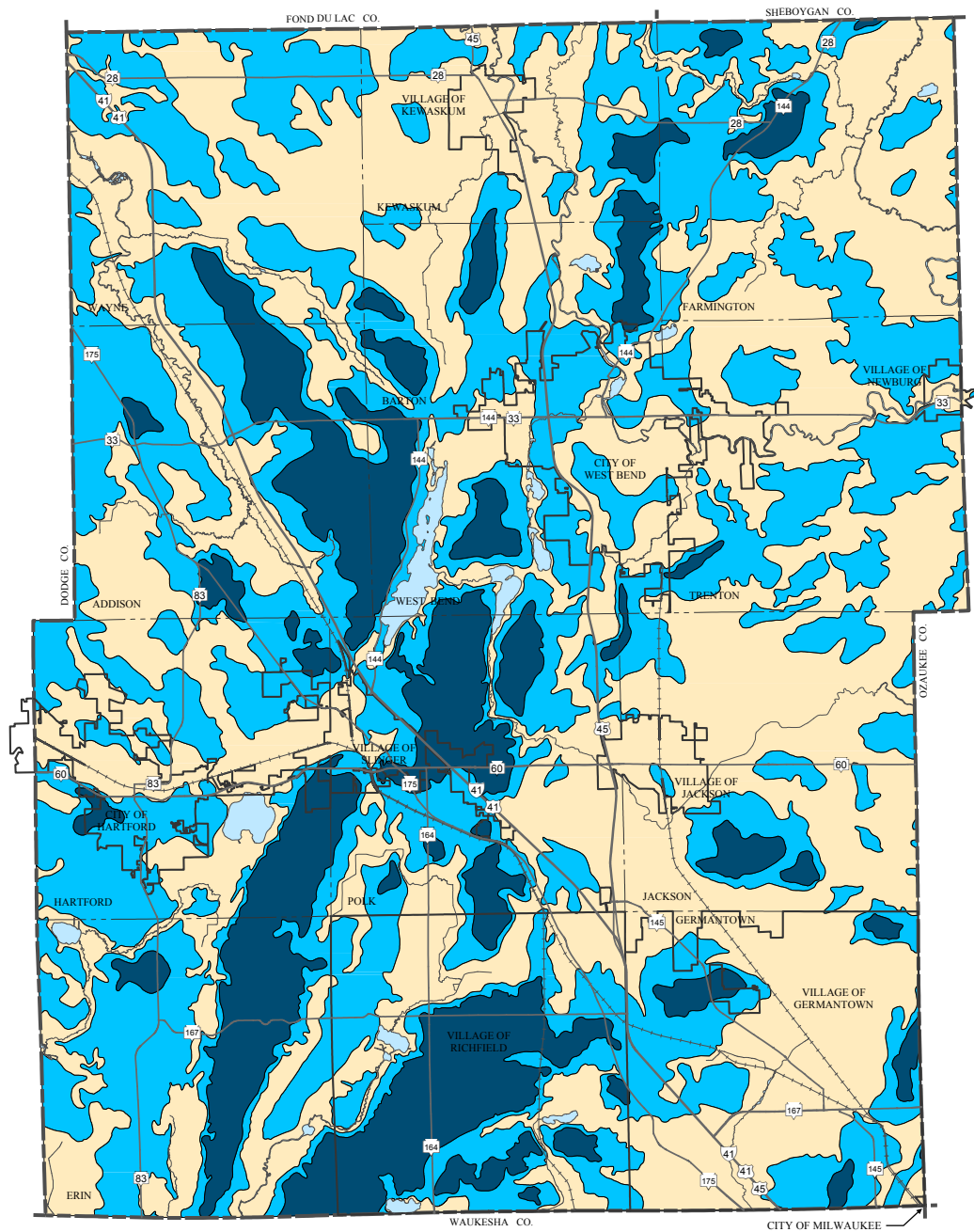
Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of urban and rural development. Consequently, comprehensive planning must appropriately consider the potential impacts of urban and rural development on this important resource. Land use planning must also take into account, as appropriate, natural conditions that may limit the use of groundwater as a source of water supply, including the relatively high levels of naturally occurring radium that may occur in groundwater in the deep sandstone aquifer. Additional information on the groundwater system, including uses for water supply, is included in the Utilities and Community Facilities Element.

### **Forest Resources**

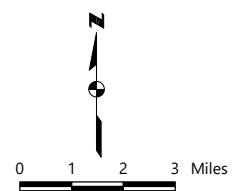
#### Woodlands

With sound management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, woodlands help maintain a diversity of plant and animal life. The destruction of woodlands, particularly on hillsides, can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat. Woodlands identified in the SEWRPC land use inventory are shown on Map 5.20. Woodlands are defined as upland areas of one acre or more in size, having 17 or more trees per acre, each deciduous tree measuring at least four inches in diameter 4.5 feet

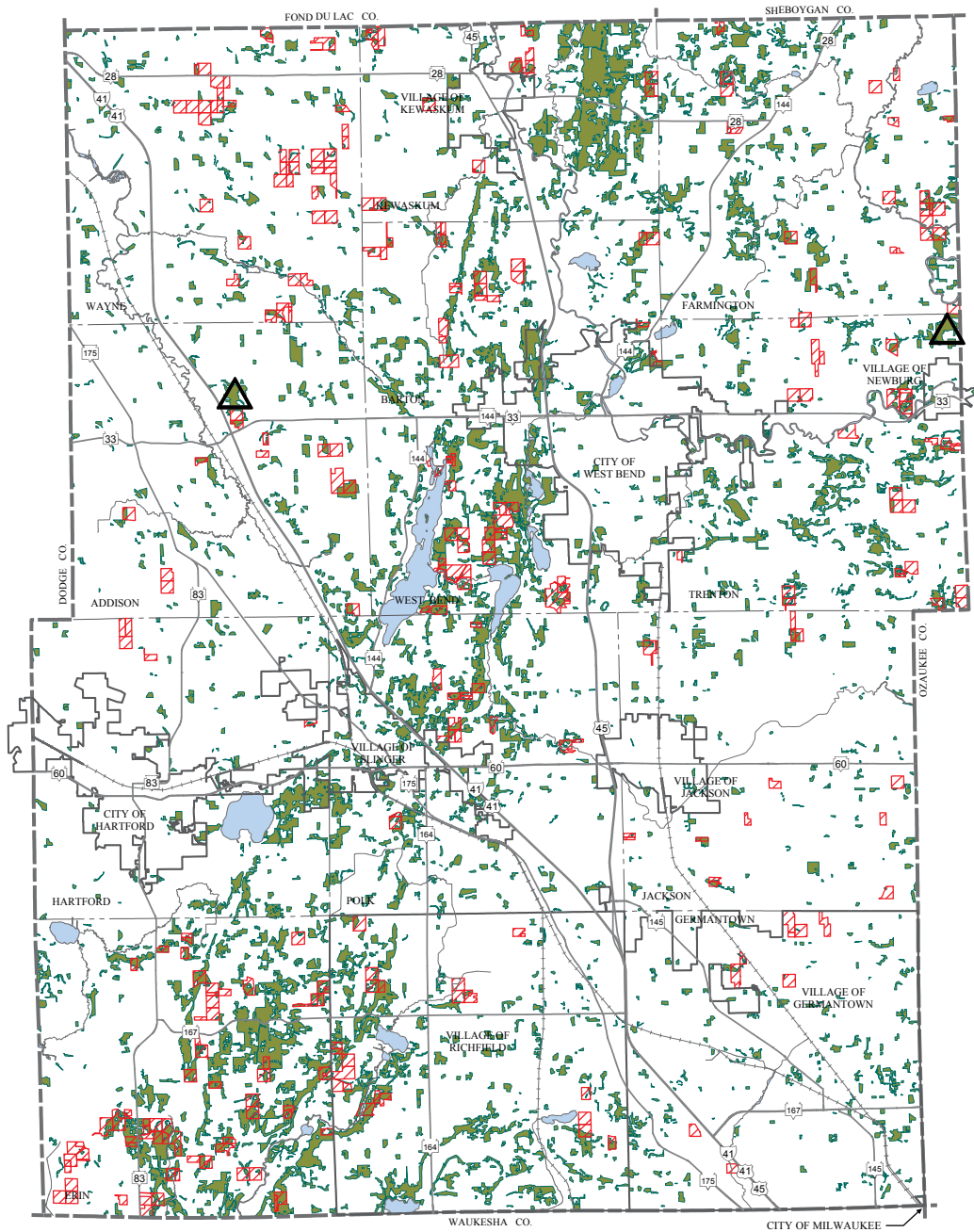
**Map 5.19**  
**Depth to Shallow Water Table in Washington County**







Source: Wisconsin Geological and Natural History Survey and SEWRPC



## Map 5.20 Woodlands and Managed Forest Lands in Washington County



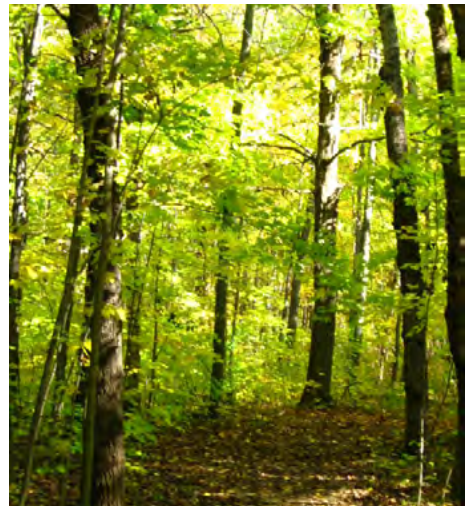
-  UPLAND WOODLANDS (2015)  
Note: Does not include lowland woods, such as tamarack swamps.
-  MANAGED FOREST LANDS (2018)
-  SURFACE WATER
-  PROPOSED FOREST INTERIOR SITES



0 1 2 3 Miles

Source: Wisconsin Department of Natural Resources, Washington County, and SEWRPC

above the ground, and having canopy coverage of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. Table 5.9 lists the number of acres of woodlands in the County and each local government. In 2015, woodlands encompassed over 26,000 acres, or about 9 percent of the County.<sup>53</sup>



**In 2015, woodlands encompassed over 26,000 acres, or about 9 percent of the County. Woodlands contribute to clean air and water and regulating surface water runoff, and help maintain a diversity of plant and animal life.**

### Managed Forest Lands

The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. The MFL offers private owners of woodlands a reduced property tax rate as an incentive to participate. All Wisconsin private woodland owners with at least 10 acres of contiguous forestland in the same city, village, or town are eligible to apply—provided the lands meet the following criteria: 1) a minimum of 80 percent of the land must be wooded, 2) the land must be used primarily for growing forest products (agricultural uses such as cropland, pasture, or orchards are not eligible), and 3) there are no recreational uses that interfere with forest management.

Participants enter into a 25- or 50-year contract. A penalty is assessed if an agreement is terminated before its end. Applications must include a management plan prepared by a person certified by the WDNR. If the enrolled property is sold before the agreement period has expired, the new owner can choose one of three options: 1) complete the agreement period with the approved plan, 2) adjust the plan to meet new goals and objectives, or 3) withdraw the land and pay the penalty. Lands can be open or closed to the public, but the tax benefit is substantially greater for enrolled acreage that is open to the public. Managed forest lands in Washington County are shown on Map 5.20. In 2018, there were 311 sites enrolled in the MFL Program, encompassing about 8,660 acres. About 8,384 acres were closed to the public and 276 acres were open to the public, as shown in Table 5.9.

### **Natural Areas and Critical Species Habitat Sites**

A comprehensive inventory of natural resources and important plant and animal habitats was conducted by SEWRPC in 1994 and updated in 2010 as part of the regional natural areas and critical species habitat protection and management plan. The inventory systematically identified all remaining high-quality natural areas, critical species habitat, and sites having geological significance within the Region. Ownership of identified natural areas and critical species habitat sites in the County were reviewed and updated in 2016. Sites identified by SEWRPC staff since 2010 are also included in the inventory.



**Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement.**

### Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: natural areas of statewide or greater significance (NA-1); natural areas of countywide or regional significance (NA-2); or natural areas of local significance (NA-3). Classification of an area into one of these three categories is based on consideration of the diversity of plant and animal species and community type present,

<sup>53</sup> This data includes upland woods only, not lowland woods classified as wetlands, such as tamarack swamps. Lowland woods may be enrolled in the Managed Forest Law Program as discussed in the following section.

**Table 5.9**  
**Woodlands and Managed Forest Lands in Washington County Communities**

Local Government	Woodlands: 2015 (acres)	Managed Forest Lands: 2018 (acres)		
		Open to the Public	Closed to the Public	Total
<b>Partnering Governments</b>				
Village of Jackson	21	--	--	--
Village of Kewaskum	114	--	--	--
Village of Newburg	17	--	--	--
Town of Addison	1,195	--	460	460
Town of Barton	1,443	--	579	579
Town of Erin	4,425	--	1,826	1,826
Town of Farmington	2,194	--	632	632
Town of Germantown	27	--	--	--
Town of Hartford	1,012	--	137	137
Town of Jackson	675	--	300	300
Town of Kewaskum	2,770	41	408	449
Town of Polk	2,423	--	334	334
Town of Trenton	2,058	--	861	861
Town of Wayne	1,120	207	1,014	1,221
<b>Non-Partnering Governments</b>				
City of Hartford	199	--	--	--
City of West Bend	745	--	--	--
Village of Germantown	784	28	283	311
Village of Richfield	2,695	--	695	695
Village of Slinger	338	--	--	--
Town of West Bend	2,009	--	855	855
Washington County	26,264	276	8,384	8,660

Source: Wisconsin Department of Natural Resources and SEWRPC

the structure and integrity of the native plant or animal community, the uniqueness of the natural features, the size of the site, and the educational value.

A total of 95 natural areas, encompassing about 16,906 acres, or about 6 percent of the County, have been identified. Of the 95 identified sites, eight are classified as NA-1 and encompass about 3,267 acres, 28 are classified as NA-2 and encompass about 5,533 acres, and 59 are classified as NA-3 and encompass about 8,106 acres. Natural areas are shown on Map 5.21 and described in Table 5.10.

**Critical Species Habitat Sites and Aquatic Habitat Areas**

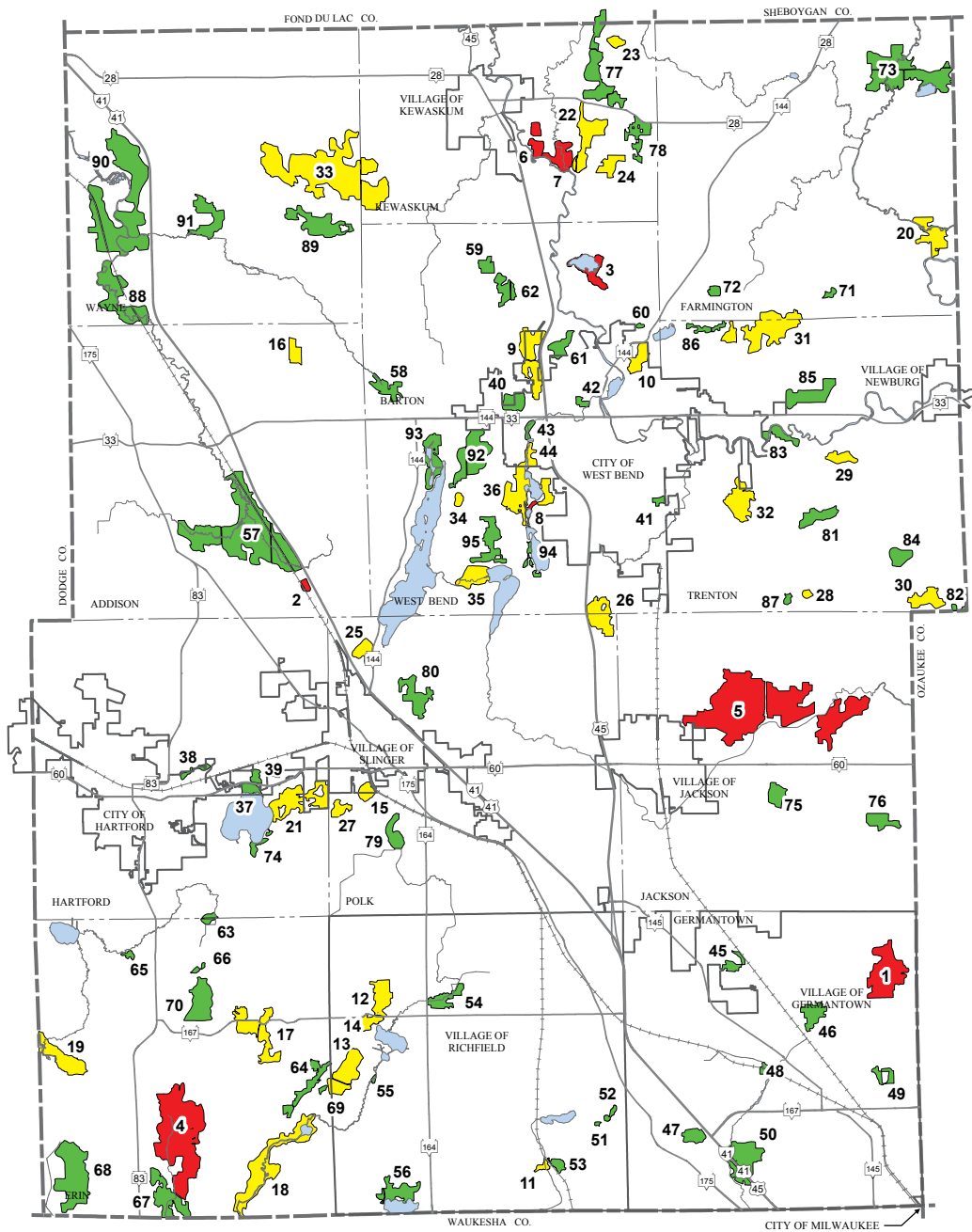
Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas constitute “critical” habitat considered to be important to the survival of a particular species or group of species of special concern. A total of 21 sites supporting rare or threatened plant and animal species have been identified in Washington County as of 2016. These sites encompass an area of 1,035 acres, or less than 1 percent of the County, and are shown on Map 5.22 and described in Table 5.11.

There are also 60 aquatic habitat areas supporting threatened or rare fish, herptile, or mussel species in the County, including about 200 miles of rivers and streams and 2,749 acres of lake waters. Aquatic habitat areas are shown on Map 5.22 and described in Table 5.12.



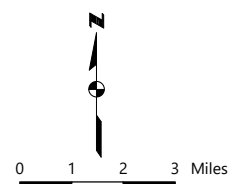
**Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species.**

**Map 5.21**  
**Natural Areas in Washington County**



- NATURAL AREAS OF STATEWIDE OR GREATER SIGNIFICANCE (NA-1)
- NATURAL AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (NA-2)
- NATURAL AREAS OF LOCAL SIGNIFICANCE (NA-3)
- REFERENCE NUMBER (SEE TABLE 5.10)
- SURFACE WATER

Source: Wisconsin Department of Natural Resources and SEWRPC





**Table 5.10**  
**Natural Areas in Washington County: 2016<sup>a</sup>**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
1	Germantown Swamp	NA-1	Village of Germantown	Village of Germantown and private	374	Located along the headwaters of the Menomonee River, this is a large low-lying woods that has apparently suffered only minimal human disturbance, although ditching near the perimeter has had some effect. This is predominantly a southern low-land hardwoods of silver and red maple, green ash, American elm, and bass-wood, but with substantial inclusions of northern wet-mesic forest of yellow birch, tamarack, and white cedar. At the north end is an upland stand of sugar maple and beech. The ground flora contains a mixture of northern and southern elements. The large size of the woods, together with its relatively undisturbed nature and unique combination of species, makes this a valuable site. A severe windstorm in late June 1991 toppled a large number of trees, mostly yellow birch and silver maple
2	Aurora Road Fen	NA-1 (RSH)	Town of Addison	Wisconsin Department of Transportation (WisDOT) and private	22	High-quality calcareous fen, with sedge meadow and tamarack relict associated with cold trout stream that is tributary to the Rock River. Location of swamp metal-mark, a State-designated threatened butterfly species. Threatened by surrounding incompatible land use
3	Smith Lake Fen and Swamp	NA-1 (RSH)	Town of Barton	Wisconsin Department of Natural Resources (WDNR), Town of Barton, and private	170	Shallow lake rich in aquatics bordered by sedge meadow, tamaracks, and good-quality calcareous fens on northeast and east sides
4	Murphy Lake-McConville Lake Wetland Complex	NA-1 (RSH)	Town of Erin	The Nature Conservancy and other private	887	Large wetland complex surrounding undeveloped hard-water seepage lakes located in a large glacial basin. The variety of plant communities includes shrub-carr, alder thicket, lowland hardwoods, sedge meadow, deep and shallow marsh, and both young and mature tamarack forest. Good to excellent quality overall
5	Jackson Swamp	NA-1 (RSH)	Town of Jackson	WDNR and private	1,571	Large forested wetland, consisting mainly of disturbed lowland hardwood swamp with green ash and red and silver maples. There are smaller, higher-quality inclusions of white cedar-dominated northern wet-mesic forest. Changes in hydrology have allowed reed canary grass to invade canopy gaps. The large forest interior is invaluable for a number of native breeding birds
6	Kewaskum Maple-Oak Woods State Natural Area	NA-1 (SNA, RSH)	Town of Kewaskum	WDNR and private	86	An extremely rich and relatively undisturbed southern mesic and dry-mesic forest, located just east of the Milwaukee River on undulating moraine topography. The northern two-thirds constitute a designated State Natural Area, which consists of two tracts separated by pine plantation. A number of regionally uncommon species are present. Kettle depressions hold water part of the year
7	Milwaukee River Floodplain Forest State Natural Area	NA-1 (SNA)	Town of Kewaskum	WDNR and private	135	One of the best riverine forests remaining in the Region. Quality varies, but some areas are relatively undisturbed. Upland "islands" contribute to a rich and diverse ground flora

**Table continued on next page.**

**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
8	Paradise Lake Fen	NA-1 (RSH)	Town of West Bend	WDNR and private	22	Undeveloped nine-acre lake with good-quality calcareous sedge mat and deep and shallow marsh
9	Blue Hills Woods	NA-2 (RSH)	City of West Bend; Town of Barton	NA-1 Subtotal – 8 sites City of West Bend, WDNR, Ozaukee Washington Land Trust, and other private	3,267 263	-- Relatively large, good-quality mesic and dry mesic woods on glacial topography of significant relief. Recovering from past grazing and selective cutting. Recently disturbed by construction of USH 45 along east edge
10	Lac Lawrann Conservancy Upland Woods and Wetlands	NA-2 (RSH)	City of West Bend	City of West Bend and private	101	A good-quality wet- and dry-mesic hardwood forest, with a deep and shallow marsh, shrub-carr, and floating sedge mat around a pond. The area contains a good example of kame and esker formation. Location of the State-designated threatened forked aster ( <i>Aster furcatus</i> )
11	Colgate Fen-Meadow	NA-2 (RSH)	Village of Richfield	Private	23	Good-quality fen-sedge meadow complex, with tamarack relict, bordering the headwaters of the Bark River
12	Daniel Boone Bogs and Upland Woods	NA-2 (RSH)	Village of Richfield	Daniel Boone Conservation League and other private	142	A pair of good-quality, relatively undisturbed sphagnum bogs located within a dry-mesic forest matrix. A number of uncommon species are present, including common bog arrow-grass ( <i>Triglochin maritimum</i> ), a State-designated special concern species
13	Friess Lake Tamarack Swamp	NA-2	Village of Richfield; Town of Erin	Private	228	Large, mostly wooded, wetland complex, consisting of young to medium-aged tamarack swamp, shrub-carr, and shallow marsh. South portion divided by high east-west crevasse fill
14	Glacier Hills Park Bogs and Upland Woods	NA-2 (RSH)	Village of Richfield	Washington County and private	60	Steep, interlobate kettle moraine topography supporting two good-quality bogs in kettle depressions. Southern mesic and dry-mesic hard-wood forest covers the surrounding uplands, with small stands of dry hill prairie containing the State-designated threatened kittentails ( <i>Besseyia bullii</i> )
15	Mud Lake Meadow	NA-2 (RSH)	Village of Slinger; Town of Polk	Private	59	Good-quality open meadow to the east and north of a small, shallow, alkaline seepage lake. Dominated by wire-grass sedges. Fen elements are present, as well as a few scattered patches of tamaracks. A site of unusual species composition
16	St. Anthony Beech Woods	NA-2	Town of Addison	Private	68	An old-growth remnant of the once-extensive mesic woods, dominated by mature beech and sugar maple. Located on a moderate, east-facing slope. Not undisturbed, but in good condition
17	Holy Hill Woods	NA-2	Town of Erin	Carmelite Fathers, Ozaukee Washington Land Trust, and other private	259	Moderate- to good-quality, medium-aged southern mesic and dry-mesic woods located on gently sloping to steep interlobate kettle moraine topography. Dominated by sugar maple, red oak, red maple, white ash, white oak, and basswood. Total wooded area is large, but dissected by highways. However, it remains as one of the larger, better-quality upland hardwood forests locally

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**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
18	Loew Lake Wetland Complex	NA-2 (RSH)	Town of Erin	WDNR and private	481	Undeveloped drainage lake and wetland corridor associated with the upper Oconomowoc River. The diverse wetland communities are in generally good condition, and include sedge meadow, lowland hardwoods, emergent aquatics, shrub-carr, and tamarack swamp. Swamp metalmark butterfly and queen snake have been documented
19	Toland Swamp	NA-2	Town of Erin	Private	202	Large, wooded wetland mixture of shrub-carr, lowland hardwoods, and tamarack relict, with a history of disturbance
20	North Branch Woods	NA-2	Town of Farmington	WDNR and private	180	Good-quality wooded tract bordering the North Branch of the Milwaukee River. Consists of southern mesic and wet-mesic hardwoods. Threatened by future logging operations
21	Pike Lake Woods	NA-2	Town of Hartford	WDNR	280	Low- to medium-quality dry-mesic woods that has suffered from past disturbance, including grazing and selective logging. The irregular kettle moraine topography includes a prominent wooded kame at the southeast corner
22	Glacial Trail Forest	NA-2	Town of Kewaskum	WDNR and private	223	One of the largest intact tracts of contiguous southern mesic and dry-mesic forest remaining in the Region. Located on steep, irregular kettle moraine topography. Good overall quality; recovering from past selective cutting. Important to maintain as intact as possible
23	Kettle Moraine Drive Bog	NA-2	Town of Kewaskum	WDNR and private	39	A good-quality forested bog of tamarack and lack spruce over a layer of ericads, with yellow and paper birch established in older areas. A number of regionally uncommon species are present
24	St. Michael's Woods	NA-2	Town of Kewaskum	WDNR and private	86	Rolling interlobate moraine supporting southern mesic to dry-mesic hardwoods, dominated by sugar maple, red oak, and basswood. Moderately rich ground flora. Relatively recent selective logging
25	Big Cedar Lake Bog	NA-2	Town of Polk	Private	89	Good-quality, relatively large sphagnum bog, surrounded by a tamarack fringe. Regionally uncommon species are present. Some past attempts at ditching
26	Mud Lake Swamp	NA-2 (RSH)	Town of Polk; Town of West Bend	WisDOT and private	186	Good-quality, undeveloped calcareous head-water lake surrounded by lowland hardwoods and tamarack swamp. Fen and bog floral elements are present. Adversely affected by construction of USH 45
27	Mud Lake Upland Woods	NA-2	Town of Polk	Private	55	Relatively undisturbed southern dry-mesic woods on rolling moraine topography. Dominated by red and white oaks, with an admixture of red maple, sugar maple, bass-wood, and white ash. Few exotics present. Threatened by encroaching residential development. A good example of this forest type
28	Bellin Bog	NA-2	Town of Trenton	Private	17	A good-quality sedge mat and tamarack swamp, with many fen elements, that border a shallow, undeveloped pond
29	Myra Wetlands	NA-2	Town of Trenton	Private	69	Good-quality wetland complex of shallow lake, marsh, sedge meadow, shrub-carr, and lowland hardwoods

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**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
30	Reinartz Cedar Swamp	NA-2	Town of Trenton	Private	121	Good-quality northern wet-mesic forest, dominated by white cedar, tamarack, yellow and paper birch, red maple, and black ash. A number of species with more northerly affinities are present. Uplands to the east support a disturbed mesic woods
31	Sandy Knoll Swamp	NA-2	Town of Trenton; Town of Farmington	Washington County and private	392	Large, patchy lowland hardwood forest with areas of tamarack. Some portions contain good-quality wet-mesic forest ground flora. Past disturbances include selective cutting and clear-cutting, and water-level changes due to ditching
32	Schoenbeck Woods	NA-2	Town of Trenton; City of West Bend	Private	196	Relatively large, moderate- to good-quality forested tract, consisting of lowland hard-woods, shrub-carr, southern mesic forest, and southern dry-mesic forest
33	Wayne Swamp	NA-2	Town of Wayne; Town of Kewaskum	Private	1,147	A large depression in rolling moraine supports several wetland communities, including second-growth lowland hardwoods, northern wet-mesic forest, shrub-carr, and tamarack-fen, with southern mesic forest on isolated uplands
34	Hacker Road Bog	NA-2	Town of West Bend	WDNR	25	Good-quality sphagnum bog, bordered by sedge meadow, shallow marsh, and shrub-carr
35	Little Cedar Lake Wetlands	NA-2	Town of West Bend	Cedar Lakes Conservation Foundation and other private	134	Extensive wetlands at west end of Little Cedar Lake, containing good-quality deep and shallow marsh, sedge meadow, shrub-carr, tamarack relicts, and lowland hardwoods
36	Silverbrook Lake Woods	NA-2 (RSH)	Town of West Bend; City of West Bend	Girl Scouts of Milwaukee Area, Inc., Washington County, University of Wisconsin – Washington County, Town of West Bend, Cedar Lakes Conservation Foundation, and other private	408	A large area surrounding Silver-brook Lake, consisting mainly of good-quality southern mesic to dry-mesic hardwoods. Fairly diverse ground flora. Low area contains tamaracks and lowland hardwoods. Residences are beginning to encroach on south and west. Important to preserve as an intact block of relatively contiguous woods
37	Pike Lake Sedge Meadow	NA-3 (RSH)	Town of Hartford; City of Hartford <sup>c</sup>	Town of Hartford and private	5,533	--
38	Rubicon Lowlands	NA-3	Town of Hartford; City of Hartford	Washington County, City of Hartford, and private	44	Good-quality southern sedge meadow and shallow marsh at north end of Pike Lake
39	STH 60 Swamp	NA-3	Town of Hartford; City of Hartford	Hartford Community Conservation Club and other private	30	Moderate-quality southern sedge meadow along the Rubicon River
40	Albecker Park Wetlands	NA-3	City of West Bend; Town of Barton	City of West Bend and private	31	Lowland hardwood swamp of moderate quality, containing some northern elements. Dominated by yellow birch and black ash
41	Muth Woods	NA-3 (RSH)	City of West Bend	City of West Bend and private	91	Shallow marsh and disturbed fresh (wet) meadow complex with some shrub-carr and scattered lowland hardwoods. Disturbances include water-level changes due to past draining efforts and filling
42	Regner Park Woods	NA-3	City of West Bend	City of West Bend	21	A good-quality, medium-aged stand of southern mesic hardwoods, with an exceptionally rich and diverse ground flora that includes some uncommon species. A depression near the center of the woods contains lowland hardwoods
43	Silver Creek Marsh	NA-3	City of West Bend	Washington County and private	25	Small, but good quality dry-mesic woods within urban park
					27	Good-quality deep and shallow marsh and sedge meadow

**Table continued on next page.**

**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
44	University Fen	NA-3 (RSH)	City of West Bend	City of West Bend	1	A small, moderate-quality calcareous fen and lowland hardwood forest recently disturbed by adjacent highway construction
45	Faber-Pribyl Woods	NA-3	Village of Germantown	Private	52	Small but good-quality remnant of mesic woods which still exhibits characteristics of an old-growth forest. Dominated by sugar maple and bass-wood, with some beech. Adjoining wet-mesic woods to north are of lesser quality
46	Hoelz Swamp	NA-3	Village of Germantown	Private	110	A moderate-quality lowland hardwoods within the headwaters area of the Menomonee River. Dominated by silver and red maple and yellow birch, with some northern forest understory elements. Valuable for watershed protection
47	Kleinman Swamp	NA-3	Village of Germantown	WisDOT and private	71	Lowland hardwood forest of silver maple and some yellow birch. Low ecological value
48	Lake Park Swamp	NA-3	Village of Germantown	Village of Germantown and private	54	A disturbed silver maple-dominated lowland hardwood forest, important for protection of two intermittent streams tributary to the Menomonee River
49	Schoessow Woods	NA-3 (RSH)	Village of Germantown	Village of Germantown and private	51	A relatively small but good-quality mix upland mix of upland woods alternating with wet and wet-mesic woods in shallow depressions. Trees, mostly sugar maple, green ash, and basswood, are of medium age. Very good species diversity, including two State-designated special concern species: American gromwell ( <i>Lithospermum latifolium</i> ) and goldenseal ( <i>Hydrastis canadensis</i> ). Threatened by mix of woods alternating with wet and wet-mesic woods in shallow depressions. Trees, mostly sugar maple, green ash, and basswood, are of medium-age. Very good species diversity, including two State-designated special concern species: American gromwell ( <i>Lithospermum latifolium</i> ) and goldenseal ( <i>Hydrastis canadensis</i> ). Threatened by residential subdivisions
50	USH 41 Swamp	NA-3	Village of Germantown	Milwaukee Metropolitan Sewerage District and other private	263	An extensive floodplain forest dominated by silver maple, with green ash, black ash, and American elm. Due to Dutch elm disease, dissection by USH 41-45, a logging history, and artificial drainage, its ecological value is low. Important for protection of Menomonee River tributaries
51	Amy Bell Bog	NA-3	Village of Richfield	Private	5	Good quality floating bog mat
52	Amy Bell Lake and Lowlands	NA-3	Village of Richfield	YMCA	20	Small, undeveloped lake with a narrow bog fringe, associated with a tamarack relict and shrub-carr that have suffered from past disturbance
53	Colgate Shrub-Carr	NA-3	Village of Richfield	Private	37	Shrub-carr surrounding small, shallow lake; disturbed by access road
54	CTH J Swamp	NA-3	Village of Richfield	Friess Lake School District and private	100	Moderate- to good-quality complex of shrub-carr, lowland hardwoods, and mesic hardwoods, with scattered spring seepages
55	Hubertus Road Sedge Meadow	NA-3	Village of Richfield	Private	7	Good-quality southern sedge meadow bordering the Oconomowoc River

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**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
56	Lake Five Woods	NA-3 (RSH)	Village of Richfield	Private	145	Low- to moderate-quality mesic, dry-mesic, and xeric woods on steep kettle moraine terrain on north side of Lake Five. Depression contains small seepage pond and disturbed wetland plant communities. Small patches of dry hill prairie are located within the xeric woods and contain the State-designated threatened kittentails ( <i>Besseyia bullii</i> ). Threatened by surrounding development
57	Allenton Swamp	NA-3	Town of Addison	WDNR and private	1,090	Large, disturbed wetland complex along the Rock River, including southern sedge meadow, lowland hardwoods, shrub-carr, emergent aquatics, and relict tamaracks
58	Kohlsville River Upland Woods and Wetlands	NA-3	Town of Barton	Private	100	Complex of upland and lowland woods
59	Lange Hardwoods	NA-3	Town of Barton	Private	53	Good-quality southern mesic hardwood forest on steep kettle moraine topography
60	Newark Road Wetland	NA-3	Town of Barton	Private	9	A kettle-hole wetland
61	Sunset Park Wetlands	NA-3	Town of Barton; City of West Bend	City of West Bend and private	85	Disturbed wetland complex containing shallow marsh, fresh (wet) meadow, and a good stand of tag alder ( <i>Alnus rugosa</i> )
62	Wildwood Hardwood Swamp	NA-3	Town of Barton	Private	98	A lowland hardwood forest area
63	CTH E Wetlands	NA-3	Town of Erin; Town of Hartford	Private	28	Wetland complex of shrub-carr, sedge meadow, and shallow marsh that has suffered from past disturbance
63	Donegal Road Woods	NA-3	Town of Erin; Village of Richfield	WDNR and private	141	Large, irregularly shaped dry-mesic woods on steep, southeast-facing slopes
65	Erin Sedge Meadow	NA-3	Town of Erin	Town of Erin and private	17	Moderate-quality sedge meadow
66	Hults Bog and Marsh	NA-3	Town of Erin	Private	14	Small, moderate-quality sphagnum bog-tamarack swamp and associated shallow marsh. Marsh is stopover spot for migrating waterfowl
67	Little Oconomowoc River Woods and Wetlands	NA-3	Town of Erin	Washington County and private	226	Dry-mesic woods and wetland complex
68	Mason Creek Swamp	NA-3	Town of Erin	University of Wisconsin-Milwaukee and private	425	Large lowland hardwoods area
69	St. Augustine Road Sedge Meadow	NA-3	Town of Erin	Private	10	Good-quality southern sedge meadow
70	Thompson Swamp	NA-3	Town of Erin	Private	214	Large but disturbed wetland complex of lowland hardwoods, shrub-carr, sedge meadow, and tamarack relict. Contains some northern species, including white pine
71	Green Lake Bog	NA-3	Town of Farmington	Private	19	Small but good-quality undeveloped bog lake bordered by sphagnum mat, conifer swamp, and mesic hardwoods
72	Lizard Mound Woods	NA-3	Town of Farmington	Washington County and private	29	Mature dry-mesic hardwoods dominated by sugar maple, red oak, basswood, white ash, beech, and white oak. Contains Indian effigy mounds of statewide significance

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**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
73	Milwaukee River Swamp	NA-3	Town of Farmington	Private <sup>d</sup>	547	A large but disturbed wetland complex of lowland hardwoods, northern wet-mesic forest, shrub-carr, and sedge meadow bordering the Milwaukee River
74	Pike Lake Wetlands – South	NA-3	Town of Hartford	WDNR	37	Wetland complex, including sedge meadow and shrub-carr
75	Kowalske Swamp	NA-3	Town of Jackson	Private	83	Young to medium-aged northern wet-mesic hardwoods, disturbed by past selective cutting and windthrow. The ground flora is relatively diverse. A knoll at the north-east corner supports upland mesic woods
76	Sherman Road Swamp	NA-3	Town of Jackson	Private	96	A lowland hardwood swamp dominated by red maple, green ash, and American elm on level terrain
77	Kettle Moraine Drive Woods	NA-3 (RSH)	Town of Kewaskum; Town of Auburn	WDNR and private	293 <sup>e</sup>	Long, north-south-trending, irregularly shaped southern mesic and dry-mesic forest that is recovering from past grazing and selective cutting. Located on steep-sided, gravelly ridges of the interlobate kettle moraine. Forest is mostly second-growth. Important as linkage between other large forest blocks to the north and south
78	STH 28 Woods	NA-3	Town of Kewaskum	Private	122	Good-quality southern mesic hardwoods, dominated by sugar maple, ironwood, and basswood, located on kettle moraine topography. Recent cutting, roads, trails, and new homesite construction are threatening the integrity of the woods
79	Heritage Trails Bog	NA-3	Town of Polk	Washington County and private	94	Relatively undisturbed tamarack bog within an interlobate moraine depression. Other associated communities include lowland hardwoods and shrub-carr
80	Slinger Upland Woods	NA-3	Town of Polk	WDNR and private	172	Relatively large area of disturbed southern mesic and dry-mesic hardwoods on kettle and kame topography
81	Camp Wowitan Wetlands	NA-3 (RSH)	Town of Trenton	YMCA and other private	109	Relatively undeveloped lake and wetland complex with a well-developed esker. A good-quality calcareous fen, tamarack swamp, and mesic forest occur on the site
82	Cedar-Sauk Low Woods	NA-3	Town of Trenton; Town of Cedarburg; Town of Saukville	Private	14 <sup>f</sup>	Lowland hardwood forest of silver maple, green and black ash, and American elm, with evidence of abundant past disturbances, including grazing, power-line right-of-way, and two highways. Stream flows through area from Cedarburg Bog
83	Fellenz Hardwood Swamp	NA-3	Town of Trenton	Ozaukee Washington Land Trust and private	76	A southern wet to wet-mesic hardwood forest, located within the Milwaukee River floodplain. Disturbances include selective cutting and excessive siltation
84	Paradise Drive Tamarack Swamp	NA-3 (RSH)	Town of Trenton	Ozaukee Washington Land Trust and private	81	Northern wet-mesic forest, tamarack swamp, and shrub-carr of moderate quality
85	Poplar Road Lacustrine Forest	NA-3	Town of Trenton	Private	182	A disturbed lowland hardwoods stand dominated by ash, swamp white oak, and silver maple. Several ephemeral ponds occur on the site, and upland southern mesic forest dominated by basewood occur as islands

**Table continued on next page.**

**Table 5.10 (Continued)**

Number on Map 5.21	Area Name	Site Type <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
86	Sandy Knoll Wetlands	NA-3	Town of Trenton	Washington County and private	47	A small but good-quality wetland complex containing tamaracks, low-land hardwoods, shrub-carr, shallow marsh, and sedge fen associated with a spring-fed stream
87	Schalla Tamarack Swamp	NA-3	Town of Trenton	Private	17	A tamarack swamp
88	Rock River Marsh	NA-3	Town of Wayne	WDNR and private	339	Shallow marsh within the Rock River floodplain, dominated by cattails. Bisected by railway right-of-way
89	Stockcar Swamp	NA-3 (RSH)	Town of Wayne	Private	245	Forested wetland of northern lowland hardwoods, tamarack-fen, shrub-carr, and alder thicket, of moderately good quality. A number of uncommon species are present
90	Theresa Swamp	NA-3	Town of Wayne	WDNR and private	952	Lowland hardwood forest bordering the Rock River, composed of large silver maple, plus black ash, green ash, American elm, and swamp white oak. Canopy has been opened by Dutch elm disease
91	Wayne Creek Swamp	NA-3	Town of Wayne	Private	181	Disturbed lowland hardwood forest along Wayne Creek. Openings in canopy from Dutch elm disease
92	CTH Z Upland Woods and Wetlands	NA-3 (RSH)	Town of West Bend	Cedar Lake Conservation Foundation and other private	281	Mature mesic hardwood forest on rough interlobate moraine, dominated by sugar maple, red oak, beech, and basswood. The moderately rich herb layer includes several uncommon species. Threatened by ongoing logging operations. Adjacent large wetland complex of shrub-carr, sedge meadow shallow marsh, and tamarack relict is divided by CTH Z
93	Gilbert Lake Tamarack Swamp	NA-3	Town of West Bend	WDNR, Cedar Lakes Conservation Foundation and other private	187	A lightly developed lake surrounded by a wetland complex of tamarack swamp, bog, sedge meadow, and cattail marsh
94	Silver Lake Fen and Tamaracks	NA-3	Town of West Bend	n/a <sup>c</sup>	36	Areas of tamarack swamp, skunk cabbage seep, and calcareous fen on the west side of Silver lake supporting several rare plant species
95	Ziegler Woods	NA-3	Town of West Bend	Private	172	Large tract of southern mesic to dry-mesic hardwoods, dominated by sugar maple and red oak, on irregular glacial terrain. Past disturbance includes grazing and selective logging; more recently, wide horse and all-terrain-vehicle trails have degraded the site, allowing a number of exotic species to invade
					8,106	--
					16,906	--
					NA-3 Subtotal – 59 sites	
					Total – 95 sites	

<sup>a</sup> Inventory conducted in 1994, amendment adopted in 2010, and updated in 2016.

<sup>b</sup> NA-1 identifies Natural Areas of statewide or greater significance.

NA-2 identifies Natural Areas of countywide or regional significance.

NA-3 identifies Natural Areas of local significance.

SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.

RSH, or Rare Species Habitat, identifies those sites that support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources (WDNR).

<sup>c</sup> The Pike Lake Sedge Meadow natural area is located in the City of Hartford, but is owned by the Town of Hartford.

<sup>d</sup> The WDNR has acquired a conservation easement over a portion of the Milwaukee River Swamp. The entire Milwaukee River Swamp site is located within the project boundary of the North Branch Milwaukee River Wildlife and Farming Heritage Area.

**Table continued on next page.**



**Table 5.10 (Continued)**

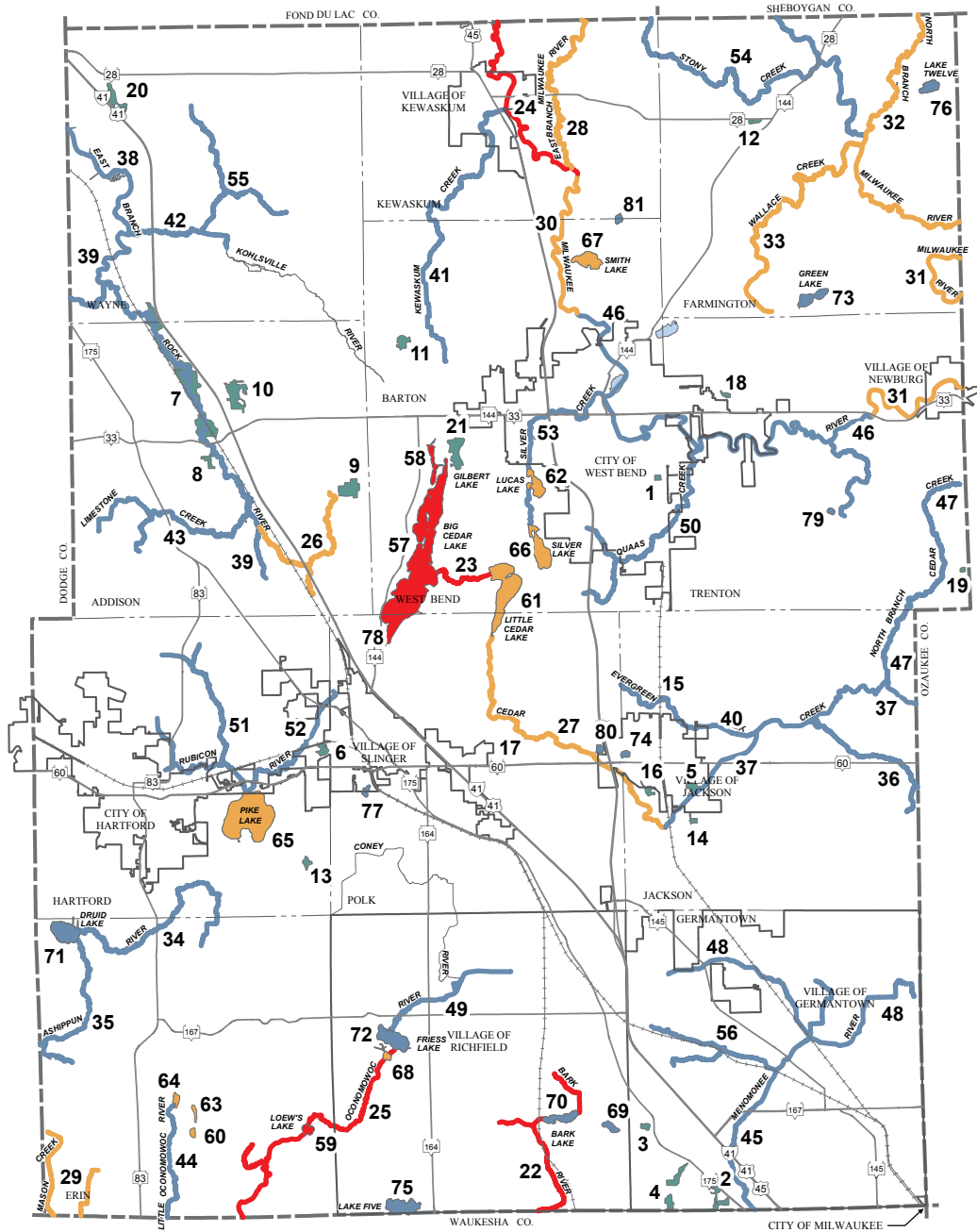
<sup>e</sup> Plus 30 acres in Fond du Lac County.

<sup>f</sup> Plus 204 acres in Ozaukee County.

<sup>g</sup> Ownership information for this natural area has not been determined due to the potential for adjustments that occur as natural areas are reviewed during development of a formal amendment to the regional natural areas plan. Ownership information for this natural area will be verified as a regional natural areas plan amendment is developed.

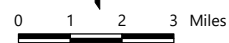
Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997 and Amendment to SEWRPC Planning Report No. 42, Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.

**Map 5.22**  
**Critical Species Habitat Sites and Aquatic Habitat Areas in Washington County**



- CRITICAL SPECIES HABITAT SITES
- AQUATIC HABITAT AREAS OF STATEWIDE OR GREATER SIGNIFICANCE (AQ-1)
- AQUATIC HABITAT AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (AQ-2)
- AQUATIC HABITAT AREAS OF LOCAL SIGNIFICANCE (AQ-3)
- 10 SITE REFERENCE NUMBER (SEE TABLES 5.11 AND 5.12)

Note: Aquatic habitat area inventory has not been updated since 2010.



Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC

**Table 5.11  
Critical Species Habitat Sites Located Outside Natural Areas in Washington County: 2016<sup>a</sup>**

Number on Map 5.22	Site Name and Classification Code <sup>b</sup>	Location	Size (acres)	Ownership	Species of Concern <sup>c</sup>
1	High School Woods (CSH-P)	City of West Bend	9	West Bend School District	Wild ginseng ( <i>Panax quinquefolius</i> ) (R)
2	STH 175 Wetlands and Meadows	Village of Germantown	39	n/a <sup>d</sup>	Wetland complex supporting at least one rare herptile species
3	Wheaton Woods (CSH-P)	Village of Germantown	13	Private	Forked aster ( <i>Aster furcatus</i> ) (T)
4	Willow Creek Swamp (CSH-P)	Village of Germantown	62	Private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
5	Jackson Woods (CSH-P)	Village of Jackson	25	Village of Jackson	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
6	Unnamed Wetland (CSH-B)	Village of Slinger	26	Private	Black tern (R) (Colony)
7	Allenton Wetlands (CSH-B)	Town of Addison	402	n/a <sup>d</sup>	Wetland complex supporting at least one rare bird species
8	Doll Woods (CSH-P)	Town of Addison	25	Private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
9	Nabob Upland Woods (CSH-P)	Town of Addison	75	Private	Canada yew ( <i>Taxus canadensis</i> ) (R)
10	St. Anthony Maple Woods (CSH-P)	Town of Addison	100	Private <sup>e</sup>	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
11	Riesch Woods (CSH-P)	Town of Barton	34	Private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
12	STH 28 Woodland	Town of Farmington	12	Private	Forked aster ( <i>Aster furcatus</i> ) (T)
13	Werner Pond <sup>f</sup> (CSH-B)	Town of Hartford	17	Private	Black Tern (R) (Colony)
14	Chinkapin Oak Woods (CSH-P)	Town of Jackson	11	Private	Chinkapin oak ( <i>Quercus muehlenbergii</i> ) (R)
15	Friedens Creek Woods (CSH-P)	Town of Jackson	12	Private	Chinkapin oak ( <i>Quercus muehlenbergii</i> ) (R)
16	Lamm Woods (CSH-P)	Town of Jackson	20	Private	Chinkapin oak ( <i>Quercus muehlenbergii</i> ) (R) American gromwell ( <i>Lithospermum latifolium</i> ) (R)
17	Cedar Creek Fen (CSH-P)	Town of Polk	4	Wisconsin Department of Natural Resources	Ohio goldenrod ( <i>Solidago ohioensis</i> ) (R)
18	Cameron Property (CSH-P)	Town of Trenton	10	Private	Small yellow lady's-slipper orchid ( <i>Cypripedium parviflorum</i> ) (R)
19	Fechter's Woods (CSH-P)	Town of Trenton	6	Private	Goldenseal ( <i>Hydrastis canadensis</i> ) (R)
20	Unnamed Wetland (CSH-B)	Town of Wayne	48	Private	Great egret (T)
21	Gilbert Lake Disturbed Woods	Town of West Bend	85	Private	Large yellow lady's-slipper orchid ( <i>Cypripedium pubescens</i> ) (R)
		Total – 21 sites	1,035	--	--

<sup>a</sup> Inventory conducted in 1994, amendment adopted in 2010, and updated in 2016.

<sup>b</sup> CSH-P identifies a critical plant species habitat site; CSH-B identifies a critical bird species habitat site.

<sup>c</sup> "R" refers to species designated as rare or special concern; "T" refers to species designated as threatened.

<sup>d</sup> Ownership information for this critical species habitat site has not been determined due to the potential for adjustments that occur as critical species habitat sites are reviewed during development of a formal amendment to the regional natural areas plan. Ownership information for this critical species habitat site will be verified as a regional natural areas plan amendment is developed.

<sup>e</sup> The Ozaukee Washington Land Trust has a conservation easement over nine acres of this site.

<sup>f</sup> Werner Pond is referred to as an "unnamed wetland" in the regional natural areas report.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997 and Amendment to SEWRPC Planning Report No. 42, Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.

**Table 5.12  
Aquatic Habitat Areas in Washington County: 2010<sup>a</sup>**

<b>Number on Map 5.22</b>	<b>River, Stream, or Lake</b>	<b>Size<sup>b</sup></b>	<b>Rank<sup>c</sup></b>	<b>Description and Comments<sup>d</sup></b>
22	Bark River upstream from Nagawicka Lake	4.5	AQ-1 (RSH)	Good overall fish population and diversity; important reservoir for critical fish and herptile species
23	Cedar Creek upstream from Little Cedar Lake	1.4	AQ-1 (RSH)	Good water quality; good fish population and diversity; critical fish and herptile species habitat
24	Milwaukee River downstream from Washington-Fond du Lac county line to CTH H	5.4	AQ-1 (RSH)	Excellent Biotic Index Rating; <sup>e</sup> good water quality and fish population and diversity
25	Oconomowoc River downstream from Friess Lake to North Lake	7.8	AQ-1 (RSH)	Contains critical fish, herptile, and mussel species habitat; bisects high-quality natural areas
26	Allenton Creek	3.4	AQ-2 (RSH)	Class I trout stream with good fish population and diversity
27	Cedar Creek downstream from Little Cedar Lake to Little Cedar Creek inflow	6.6	AQ-2 (RSH)	Contains critical mussel and fish species habitat
28	East Branch, Milwaukee River downstream from Washington-Fond du Lac county line	5.0	AQ-2 (RSH)	Low sedimentation and few modifications to channel; bisects the Milwaukee River Floodplain Forest State natural area
29	Mason Creek	2.7	AQ-2 (RSH)	Class I trout stream; Biotic Index Rating <sup>e</sup> of Good; critical fish species present
30	Milwaukee River downstream from CTH H to Woodford Drive	4.9	AQ-2 (RSH)	Good water quality; critical fish species present
31	Milwaukee River downstream from STH 33 to main stem	5.6	AQ-2 (RSH)	Excellent Biotic Index Rating; <sup>f</sup> critical fish species present; good assemblage of mussel species
32	North Branch, Milwaukee River	7.7	AQ-2 (RSH)	Good overall fish population and diversity, including critical fish species; Biotic Index Rating; <sup>e</sup> of Good to Excellent
33	Wallace Creek	8.6	AQ-2 (RSH)	Good overall fish population and diversity, including critical fish species
34	Ashippun River upstream from Druid Lake	4.3	AQ-3 (RSH)	Critical fish species present
35	Ashippun River downstream from Druid Lake to Washington-Dodge county line	5.2	AQ-3 (RSH)	Critical herptile species habitat
36	Cedar Creek downstream from Little Cedar Creek inflow to CTH M	9.3	AQ-3	Good fish population and diversity; bisects Jackson Swamp, an identified natural area
37	Cedar Creek downstream from CTH M to STH 60	0.7	AQ-3	Good fish population and diversity; good mussel species assemblage
38	East Branch, Rock River downstream from CTH D	4.4	AQ-3 (RSH)	Critical fish species present
39	East Branch, Rock River upstream from CTH D	14.3	AQ-3 (RSH)	Critical fish species present
40	Friedens Creek	3.2	AQ-3 (RSH)	Biotic Index Rating <sup>f</sup> of Very Good
41	Kewaskum Creek	8.1	AQ-3	Good fish population and diversity
42	Kohlsville River	1.9	AQ-3	A cold-water stream
43	Limestone Creek	5.8	AQ-3 (RSH)	Good fish population and diversity, including critical species records
44	Little Oconomowoc River	2.7	AQ-3 (RSH)	Biotic Index Rating <sup>e</sup> of Excellent; upper reaches bisect a high-quality natural area, Murphy Lake-McConville Lake Wetland Complex
45	Menomonee River downstream from STH 145 to CTH Q	3.8	AQ-3	Bisects identified natural areas
46	Milwaukee River downstream from Woodford Drive to STH 33	13.6	AQ-3 (RSH)	Critical fish species present

**Table continued on next page.**

**Table 5.12 (Continued)**

Number on Map 5.22	River, Stream, or Lake	Size <sup>b</sup>	Rank <sup>c</sup>	Description and Comments <sup>d</sup>
47	North Branch, Cedar Creek	7.3	AQ-3 (RSH)	Critical fish species; bisects an identified natural area. Reinartz Cedar Swamp
48	North Branch, Menomonee River upstream from STH 145	9.2	AQ-3	Bisects identified natural areas
49	Oconomowoc River upstream from Friess Lake	2.8	AQ-3 (RSH)	Critical herptile species habitat
50	Quaas Creek	4.9	AQ-3 (RSH)	Good fish population and diversity
51	Rubicon River downstream from Pike Lake	6.7	AQ-3 (RSH)	Critical fish species present
52	Rubicon River upstream from Pike Lake	2.8	AQ-3 (RSH)	Critical herptile species habitat
53	Silver Creek	5.9	AQ-3 (RSH)	Critical fish species present; Biotic Index Rating <sup>e</sup> of Good
54	Stony Creek	11.7	AQ-3 (RSH)	Critical fish species present; Class II trout stream
55	Wayne Creek	3.5	AQ-3	Good fish population and diversity
56	West Branch, Menomonee River	4.2	AQ-3	Good fish population and diversity; good Biotic Index Rating <sup>f</sup>
	Subtotal (35 river and stream reaches)	199.9	--	--
57	Big Cedar Lake	957	AQ-1 (RSH)	A deep spring-drainage lake at the headwaters of Cedar Creek; critical fish and herptile species present; good water quality
58	Gilbert Lake	45	AQ-1 (RSH)	An undeveloped spring lake surrounded by tamarack swamp, bog, sedge meadow, and marsh at the headwaters of Cedar Creek; critical fish and herptile species present
59	Loew's Lake	26	AQ-1 (RSH)	An undeveloped drainage lake located in the heart of the valuable upper Oconomowoc River environmental corridor
60	Beck Lake	12	AQ-2 (RSH)	An undeveloped seepage lake encompassed by a high-quality natural area, Murphy Lake-McConville Lake Wetland Complex
61	Little Cedar Lake	266	AQ-2 (RSH)	A drainage lake with adjacent wetlands which support good habitat for critical herptile species such as the bullfrog
62	Lucas Lake	69	AQ-2 (RSH)	A largely undeveloped drainage lake with good water quality and critical fish species present
63	McConville Lake	12	AQ-2 (RSH)	An undeveloped seepage lake encompassed by a high-quality natural area, Murphy Lake-McConville Lake Wetland Complex
64	Murphy Lake	18	AQ-2 (RSH)	An undeveloped seepage lake encompassed by a high-quality natural area, Murphy Lake-McConville Lake Wetland Complex
65	Pike Lake	469	AQ-2 (RSH)	A drainage lake with critical fish and herptile species present; important spawning area for game fish
66	Silver Lake	125	AQ-2 (RSH)	A drainage lake with critical fish species present; wetland to west offers diversity of wildlife and plant communities
67	Smith Lake	86	AQ-2 (RSH)	A shallow seepage lake with adjacent high-quality wetlands; an identified natural area
68	Unnamed Lake	18	AQ-2 (RSH)	A drainage lake; a component of the Oconomowoc River corridor
69	Amy Bell Lake	29	AQ-3 (RSH)	A seepage lake encompassed by a natural area, Amy Bell Lake and Lowlands
70	Bark Lake	65	AQ-3 (RSH)	A spring-drainage lake located at the headwaters of the Bark River
71	Druid Lake	127	AQ-3	A drainage lake within the Ashippun River watershed
72	Friess Lake	120	AQ-3 (RSH)	A drainage lake in the Oconomowoc River corridor; important for waterfowl
73	Green Lake	71	AQ-3 (RSH)	A seepage lake with critical fish species present; extensive wetlands adjacent to Lake

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**Table 5.12 (Continued)**

Number on Map 5.22	River, Stream, or Lake	Size <sup>b</sup>	Rank <sup>c</sup>	Description and Comments <sup>d</sup>
74	Hasner Lake	15	AQ-3 (RSH)	A drainage lake with critical fish species present
75	Lake Five	103	AQ-3	A seepage lake with good water quality; adjacent natural area, Lake Five Woods
76	Lake Twelve	46	AQ-3	A spring lake with a mostly undisturbed shoreline; good wildlife habitat
77	Mud Lake	16	AQ-3	An undeveloped seepage lake encompassed by a natural area, Mud Lake Meadow
78	Mueller Lake	14	AQ-3 (RSH)	A spring lake with an adjacent natural area, Big Cedar Lake Bog; critical herptile habitat
79	Radtke Lake	10	AQ-3	An undeveloped seepage lake within an identified natural area, Camp Wowitan Wetlands
80	Tilly Lake	14	AQ-3 (RSH)	A spring lake with critical fish species present
81	Unnamed Lake	16	AQ-3 (RSH)	Suitable habitat for Blanding's turtle, a threatened species
Subtotal – 25 lakes		2,749	--	--

<sup>a</sup> Inventory conducted in 1994 and amendment adopted in 2010.

<sup>b</sup> Size, listed as stream miles for rivers and streams and acres of surface area for lakes, only reflects the portion of the river, stream, or lake located within Washington County.

<sup>c</sup> AQ-1 identifies Aquatic Habitat Areas of statewide or greater significance.  
 AQ-2 identifies Aquatic Habitat Areas of countywide or regional significance.  
 AQ-3 identifies Aquatic Habitat Areas of local significance.  
 RSH, or Rare Species Habitat, identifies those aquatic habitat areas that support rare, endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources.

<sup>d</sup> "Seepage lakes" are lakes that have no inlet or outlet and whose main source of water is direct precipitation and runoff supplemented by groundwater. "Spring lakes" are lakes that have no inlet but do have an outlet and whose main source of water is groundwater flowing directly into the basin and from the immediate drainage area. "Drainage lakes" are lakes that have both an inlet and an outlet and whose main water source is a river or stream.

<sup>e</sup> Based upon the Index of Biotic Integrity (IBI) discussed in U.S. Department of Agriculture, Forest Service, General Technical Report No. 149, Using the Index of Biotic Integrity (IBI) to Measure Environmental Quality in Warmwater Streams of Wisconsin, April 1992.

<sup>f</sup> Based upon the Hilsenhoff Biotic Index (HBI) discussed in Wisconsin Department of Natural Resources Technical Bulletin No. 132, Using a Biotic Index to Evaluate Water Quality in Streams, 1982.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997 and Amendment to SEWRPC Planning Report No. 42, Amendment to the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.

### Reestablishment of Forest Interior

In addition to setting forth recommendations for protecting existing areas with important biological resources, the regional natural areas plan also recommends that efforts be made to reestablish relatively large tracts of grasslands and forest interiors in the Region. Reestablishing such tracts would serve to provide additional habitat for bird populations, which have been adversely affected by loss of habitat due to development in the Region.

Two sites in Washington County, shown on Map 5.20, were identified for re-establishment of forest interior. The first site is located in the Town of Addison and would use as its core the St. Anthony Maple Woods, recommended for acquisition by the WDNR as a critical species habitat site. The entire project is envisioned to cover approximately 160 acres after reforestation, of which about 94 acres, or 59 percent, would meet the definition of forest interior (forest lying at least 300 feet from the forest edge).

The second forest-interior reserve site lies in the Town of Trenton. This site would use as its core an existing wooded area near Shady Lane; which encompasses approximately 147 acres. After forest restoration, this area would include about 80 acres, or about 54 percent, of the site classified as forest interior. The site is located in a "focus area" identified by the Ozaukee Washington Land Trust in the first edition of this plan (Map 32).

### ***Primary Environmental Corridors and Isolated Natural Resource Areas***

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been identifying and delineating areas in which concentrations of the best remaining elements of the natural resource base occur. It has been recognized that preserving these areas is essential to both the maintenance of the overall environmental quality of the Region and to provide amenities required to maintain a high quality of life for residents.

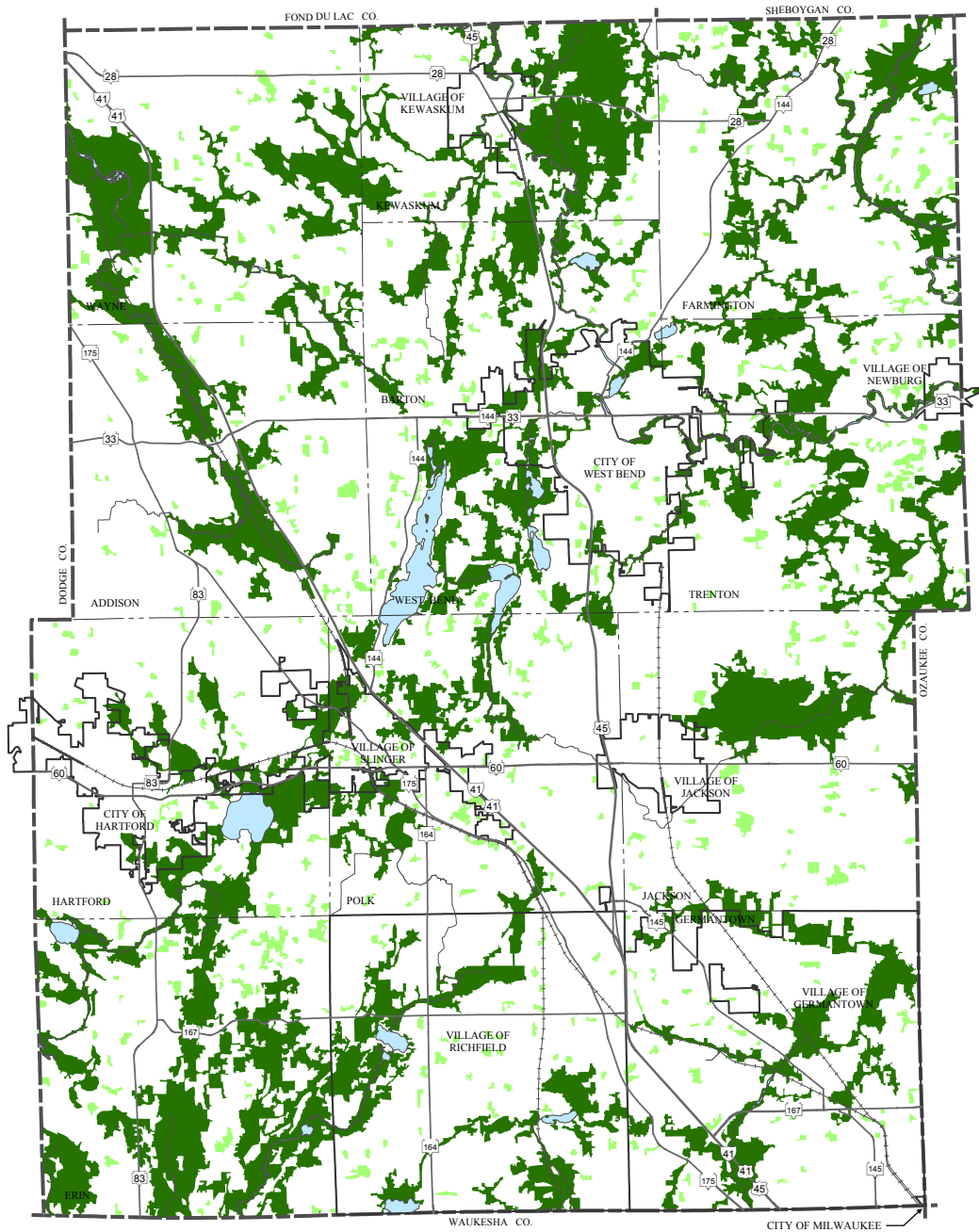
Several important, high-value elements of the natural resource base are considered essential to maintaining the ecological balance and the overall quality of life in Southeastern Wisconsin. Such elements generally include woodlands, wetlands, and lakes, rivers, and streams and their associated shorelands. Additional important natural resource elements include floodplains and steeply sloped areas where intensive development would be ill-advised. Though not components of the natural resource base, certain natural resource-oriented features offer complimentary recreational, aesthetic, ecological, and natural value to the aforementioned high-value natural resource elements. These natural resource-oriented features include existing and potential park and open space sites, historic sites, scenic areas and vistas, natural areas, and critical species habitat sites. Together, these high-value natural resource elements and natural resource-oriented features serve as the foundation for identifying primary environmental corridors and isolated natural resource areas.

Concentrations of such high-value natural resource elements often form a linear pattern of relatively narrow, elongated areas in the landscape. Primary environmental corridors, which contain a variety of the aforementioned important natural resource elements and natural resource-related features, are at least 400 acres in size, two miles in length, and 200 feet in width. Isolated natural resource areas, which also contain concentrations of important natural resource elements, are between five and 100 acres and are physically separated from primary environmental corridors by intensive urban or agricultural land. Primary environmental corridors and isolated natural resource areas in Washington County as of 2015 are shown on Map 5.23.

Preserving primary environmental corridors and isolated natural resource areas in essentially natural, open uses can help reduce flood flows, reduce noise pollution, and maintain air and water quality. Primary environmental corridors are important to the movement of wildlife and for the movement and dispersal of seeds for a variety of plant species. In addition, because of the many interacting relationships between living organisms and their environment, the destruction and deterioration of any one element of the natural resource base may lead to a chain reaction of destruction and deterioration. For example, destroying woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat. Although the effects of any single environmental change may not be overwhelming, the combined effects will eventually create serious environmental and developmental problems.

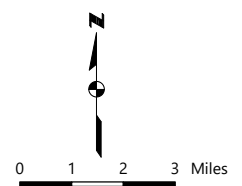
**Map 5.23**

**Primary Environmental Corridors and Isolated Natural Resource Areas in Washington County: 2015**



- PRIMARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER

Source: SEWRPC





These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, reduced groundwater recharge, as well as a decline in the scenic beauty of the County. The importance of maintaining the integrity of the remaining primary environmental corridors and isolated natural resource areas thus becomes apparent.

As shown on Map 5.23, the primary environmental corridors in Washington County are located along the Milwaukee River and other major streams, around the major lakes, in large wetland areas such as the Jackson and Theresa Marshes, and in the Kettle Moraine. In 2015, about 63,282 acres, comprising about 23 percent of the County, were encompassed within primary environmental corridors. Isolated natural resource areas within the County include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. These areas encompassed about 7,476 acres, or about 3 percent of the County, in 2015. Table 5.13 presents the amount of land encompassed by primary environmental corridors and isolated natural resource areas in each local government.

VISION 2050 recommends preserving primary environmental corridors through acquisition by government agencies or nonprofit conservation organizations, or through conservancy zoning regulations. Acquisition may include fee-simple ownership or a conservation easement. Primary environmental corridors within sewer service areas are also protected under WDNR policies that limit the extension of sewers to serve development proposed within primary environmental corridors. Primary environmental corridors and isolated natural resource areas that were protected in 2017 through public or nonprofit conservation organization ownership, conservancy zoning, or location within an adopted sewer service area are shown on Map 5.24. Map 5.25 shows all primary environmental corridors and other natural resource areas in the County, including isolated natural resource areas, floodplains, natural areas, critical species habitat sites, wetlands located outside of primary environmental corridors and isolated natural resource areas, and surface water.

VISION 2050 recommends that county and local governments consider protecting isolated natural resource areas, in addition to primary environmental corridors. Wetland portions of primary environmental corridors and isolated natural resource areas are protected under WDNR regulations. WDNR regulations for the floodway portion of the floodplain also protect primary environmental corridors and isolated natural resource areas. Protecting primary environmental corridors and isolated natural resource areas outside

**Table 5.13**  
**Primary Environmental Corridors and Isolated Natural Resource Areas in Washington County Communities: 2015**

Local Government	Primary Environmental Corridors (acres)	Isolated Natural Resource Areas (acres)
<b>Partnering Governments</b>		
Village of Jackson	25	14
Village of Kewaskum	194	19
Village of Newburg	71	2
Town of Addison	3,456	612
Town of Barton	2,935	379
Town of Erin	8,652	751
Town of Farmington	5,042	715
Town of Germantown	214	27
Town of Hartford	3,211	473
Town of Jackson	3,337	721
Town of Kewaskum	5,812	125
Town of Polk	3,096	675
Town of Trenton	5,722	697
Town of Wayne	5,732	485
<b>Non-Partnering Governments</b>		
City of Hartford	842	75
City of West Bend	1,799	172
Village of Germantown	3,875	476
Village of Richfield	4,561	553
Village of Slinger	604	176
Town of West Bend	4,102	329
Washington County	63,282 <sup>a</sup>	7,476 <sup>b</sup>

<sup>a</sup> Includes 4,231 acres of surface water.

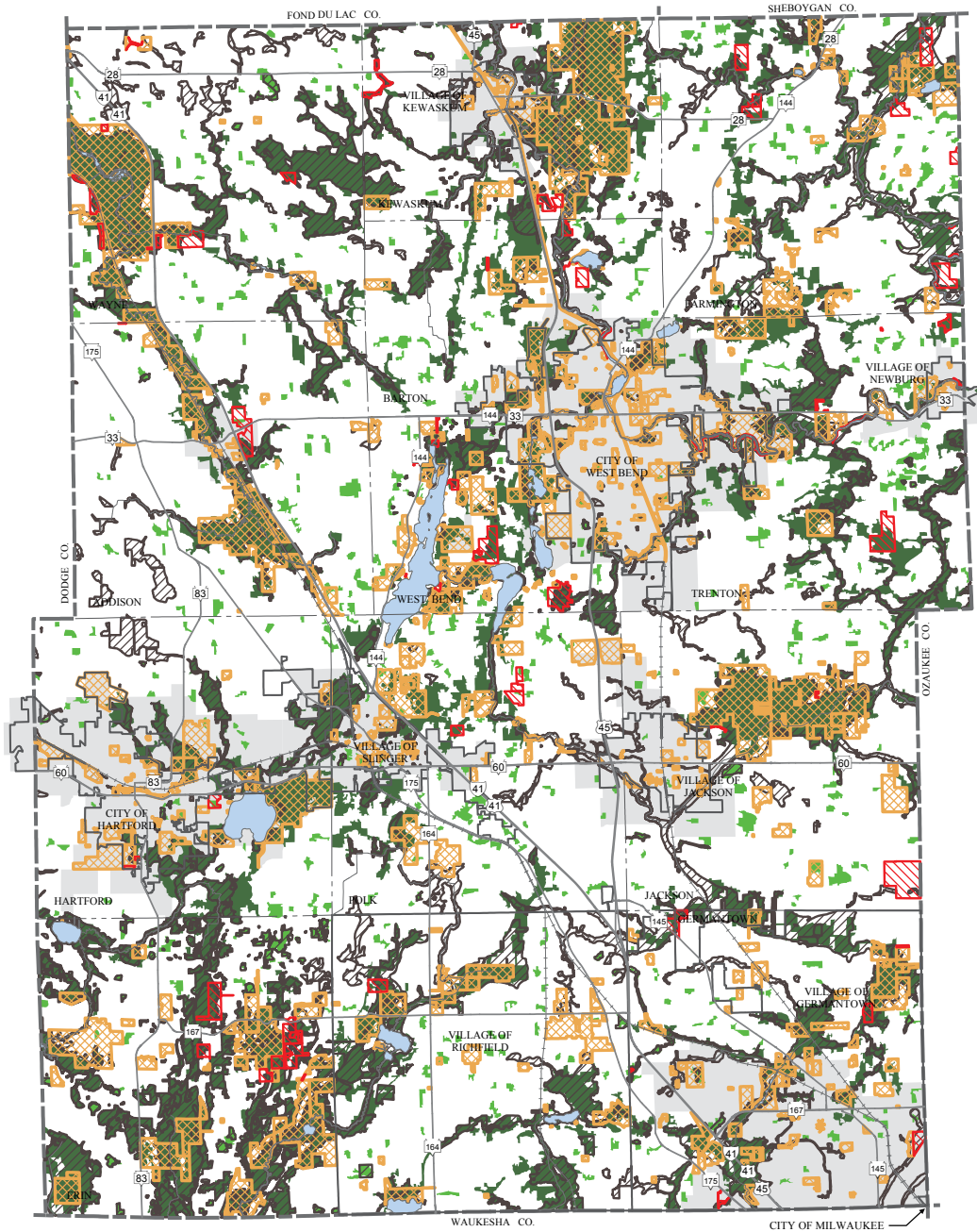
<sup>b</sup> Includes 144 acres of surface water.








Source: SEWRPC



**In 2015, about 63,282 acres, comprising about 22 percent of the County, were encompassed within primary environmental corridors. Preserving environmental corridors helps reduce flood flows, reduce noise pollution, and maintain air and water quality.**

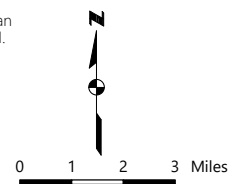
**Map 5.24**  
**Protected Primary Environmental Corridors and Isolated Natural Resource Areas in Washington County**



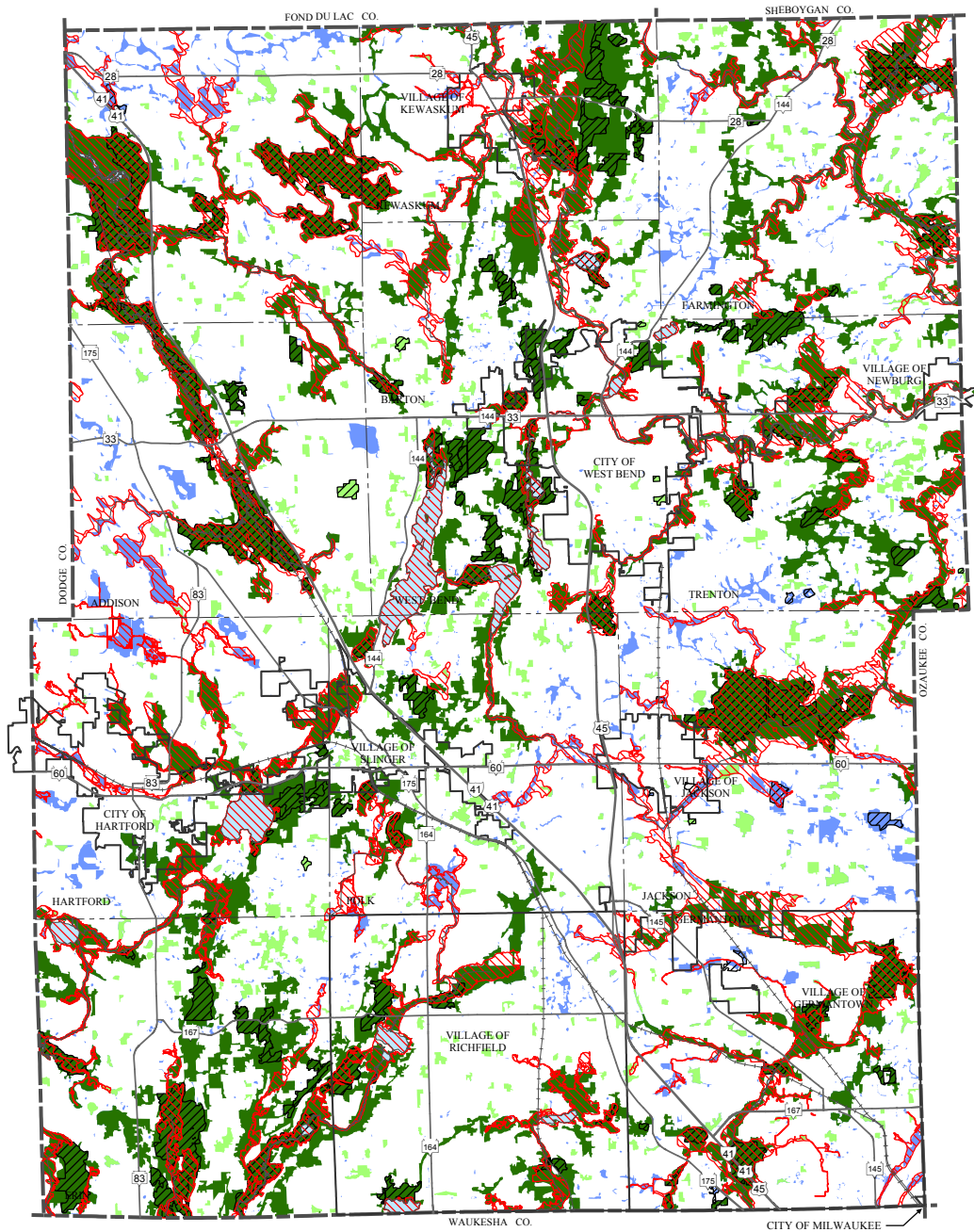
- |   |  |   |   |
|---|--|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR (2015)                |  | PLANNED SEWER SERVICE AREAS (JUNE 2015) |
|  | ISOLATED NATURAL RESOURCE AREA (2015)                |  | SURFACE WATER                           |
|  | CONSERVATION EASEMENTS (2017)                        |   |   |
|  | PARK AND OPEN SPACE SITES ( 2017)                    |   |   |
|  | COUNTY AND LOCAL CONSERVANCY ZONING DISTRICTS (2000) |   |   |

Note: Primary environmental corridors within sewer service areas can only be developed in accordance with the guidelines in Table 2.1.

Source: Washington County and SEWRPC

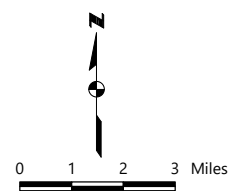


**Map 5.25**  
**Primary Environmental Corridors and Other Natural Resources in Washington County**



- PRIMARY ENVIRONMENTAL CORRIDOR (2015)
- ISOLATED NATURAL RESOURCE AREA (2015)
- ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015)
- NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES (2016)
- WETLANDS OUTSIDE PRIMARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS (2015)
- SURFACE WATER

Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, and SEWRPC



wetlands and floodways, and protecting primary environmental corridors outside sewer service areas, relies on zoning regulations or protective ownership. Table 2.1 in Chapter 2 provides guidelines for development considered compatible with primary environmental corridors and isolated natural resource areas.

### ***Park and Open Space Sites***

A comprehensive regionwide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program conducted by SEWRPC. The inventory is updated periodically, and was updated in 2017 as part of this planning process for Washington County. The inventory identified all park and open space sites owned by a public agency, including Federal, State, County, and local units of government and school districts. The inventory also identified privately owned outdoor recreation sites such as golf courses, campgrounds, boating access sites, hunting clubs, group camps, and special use outdoor recreation sites. In addition, sites owned by nonprofit conservation organizations, such as the Ozaukee Washington Land Trust and the Cedar Lakes Conservation Foundation, were identified. As of 2017, there were 30,550 acres of park and open space land encompassing about 11 percent of Washington County in fee simple ownership. An additional 2,862 acres were under conservation or other easements intended to protect the natural resources of a site.

More detailed information on existing and potential park and open space sites can be found in the Washington County park and open space plan, which was adopted by the Washington County Board in March 2004 (an update to the County park and open space plan was under preparation during the development of this comprehensive plan update).



**These children are enjoying the playground equipment and fishing opportunities in Washington County parks.**

### Park and Open Space Sites Owned by Washington County

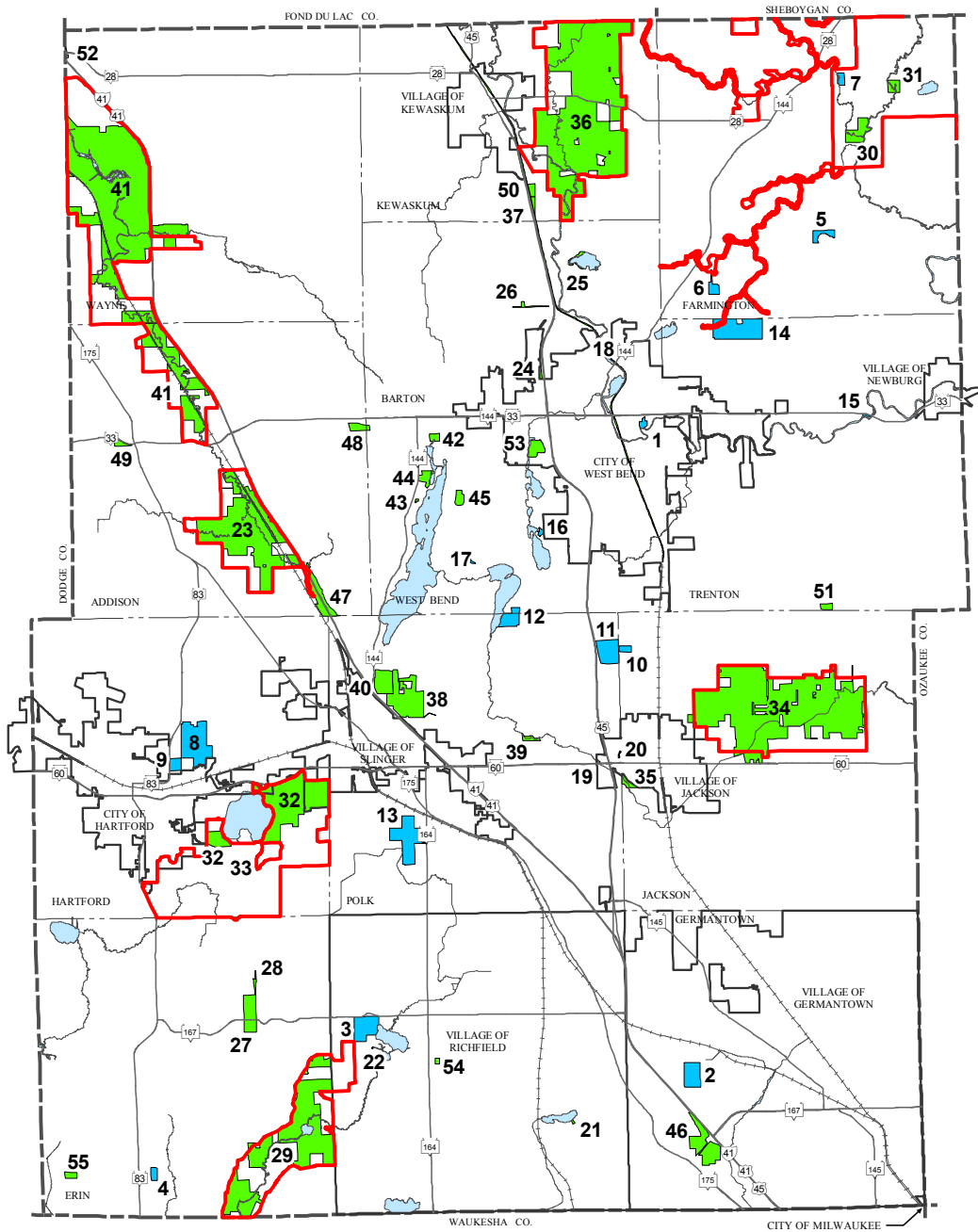
Park and open space sites owned by Washington County in 2017 are shown on Map 5.26 and listed in Table 5.14. In 2017, Washington County owned 17 park and open space sites, including six major<sup>54</sup> parks encompassing 1,079 acres; eight other park and outdoor recreation sites encompassing 164 acres; and three special outdoor recreation sites not considered part of the County park system, encompassing 166 acres. In all, these 17 sites encompass 1,409 acres, or less than 1 percent of the County. Although it is WDNR-owned, the County has developed and will maintain the Eisenbahn State Trail.

### Park and Open Space Sites Owned by the State of Wisconsin

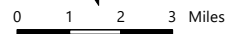
As indicated in Table 5.15 and shown on Map 5.26, in 2017 there were 38 State-owned park and open space sites in Washington County, encompassing 13,311 acres, or about 5 percent of the County. Of the 38 sites, 28 sites encompassing 12,829 acres were WDNR-owned; seven sites, encompassing 419 acres were owned by WisDOT; and three sites, encompassing 63 acres, were owned by the University of Wisconsin.

<sup>54</sup> Major parks are defined as large, publicly owned outdoor recreation sites containing significant natural resource amenities that provide opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Major parks include both Type I, or regional parks, which are those having an area of 250 acres or more, and Type II, or multi-community parks, which are those having an area of generally 100 to 250 acres.

**Map 5.26**  
**County- and State-Owned Park and Open Space Sites in Washington County: 2017**



- COUNTY-OWNED SITE
- STATE-OWNED SITE
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY
- SURFACE WATER
- 23** SITE REFERENCE NUMBER (SEE TABLES 5.14 AND 5.15)



Source: Wisconsin Department of Natural Resources, Washington County, and SEWRPC

**Table 5.14**  
**Park, Outdoor Recreation, and Open Space Sites Owned by Washington County: 2017**

Number on Map 5.26	Site Name	Location	Size (acres)
1	Hughes Burckhardt Field <sup>a</sup>	City of West Bend	15
2	Homestead Hollow Park	Village of Germantown	103
3	Glacier Hills Park	Village of Richfield	135
4	Erin Property	Town of Erin	20
5	Leonard J. Yahr Park	Town of Farmington	38
6	Lizard Mound Park	Town of Farmington	32
7	Washington County Mitigation Site	Town of Farmington	22
8	Family Park/Washington County Golf Course	Town of Hartford	277
9	Joseph P. Marx Woods and Nature Preserve	Town of Hartford	39
10	Isadore and Lorraine Spaeth County Park	Town of Jackson	20
11	Washington County Fair Park	Town of Polk	129
12	Ackerman's Grove Park	Town of Polk, Town of West Bend	75
13	Heritage Trails Park	Town of Polk	233
14	Sandy Knoll Park	Town of Trenton	256
15	Goeden Park	Town of Trenton	4
16	Henschke Hillside Lake Access	Town of West Bend	9
17	Cedar Lake Wayside	Town of West Bend	2
Total -17 Sites		--	1,409

<sup>a</sup> Hughes Burckhardt Field is on County-owned land leased by the County to the West Bend Little League.

Source: SEWRPC

Private and Public-Interest Resource Oriented Park and Open Space Sites

There are a number of conservation organizations active in Washington County, including the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, and other nonprofit conservation organizations. These organizations acquire lands to protect resources. As shown on Map 5.27 and Table 5.16, such organizations owned 70 sites encompassing 4,115 acres in 2017.

Conservation easements located in the County are shown on Map 5.28 and listed in Table 5.17. Project boundaries for State forests and wildlife areas in the County are shown on Map 5.29.

Park and Open Space Sites Owned by Local Governments and Public School Districts

In addition to County and State-owned park and open space sites, there were 166 park and open space sites owned by local governments and public schools in Washington County in 2017, encompassing about 4,693 acres, or about 2 percent of the County. Local governments owned 133 park and open space sites and public schools owned 33 sites.

Commercial and Organizational Park and Open Space Sites

In 2017 there were 133 park and open space sites owned by organizations and/or owned for commercial purposes in the County, encompassing about 7,015 acres, or about 3 percent of the County. Commercial and organizational



**Fellenz Woods, located along the Milwaukee River in the Town of Trenton, is one of five resource protection sites in Washington County owned by the Ozaukee Washington Land Trust.**



**There were 166 park and open space sites owned by local governments and public schools in Washington County in 2017.**

**Table 5.15**  
**Existing State-Owned Park, Outdoor Recreation, and Open Space Sites in Washington County: 2017**

Number on Map 5.26	Site Name	Location	Size (acres)
18	Wisconsin Department of Natural Resources (WDNR) Sites Eisenbahn State Trail <sup>a</sup>	City of West Bend, Village of Kewaskum, Town of Barton, Town of Kewaskum, and Town of West Bend	148
19	WDNR Site	Village of Jackson	2
20	WDNR Site	Village of Jackson	2
21	Public Access – Bark Lake	Village of Richfield	2
22	Little Friess Lake Boat Launch	Village of Richfield	1
23	Allenton Wildlife Area	Town of Addison	1,148
24	WDNR – State Ice Age Trail Area <sup>b</sup>	Town of Barton	8
25	WDNR Site	Town of Barton	15
26	WDNR Site – Ice Age Trail	Town of Barton	11
27	WDNR – State Ice Age Trail Area <sup>b</sup>	Town of Erin	120
28	WDNR Site – Ice Age Trail	Town of Erin	9
29	Kettle Moraine State Forest – Loew Lake Unit	Town of Erin	1,213
30	WDNR – North Branch Milwaukee River Wildlife and Farming Heritage Area	Town of Farmington	100
31	WDNR – North Branch Milwaukee River Wildlife and Farming Heritage Area	Town of Farmington	40
32	Kettle Moraine State Forest-Pike Lake Unit	Town of Hartford and City of Hartford	777
33	WDNR Site – Ice Age Trail	Town of Hartford	3
34	Jackson Marsh Wildlife Area	Town of Jackson	2,533
35	WDNR Site	Town of Jackson	24
36	Kettle Moraine State Forest-Northern Unit	Town of Kewaskum	3,028 <sup>c</sup>
37	WDNR Site – Ice Age Trail	Town of Kewaskum	13
38	WDNR – Ice Age Trail Corridor/Polk Kames	Town of Polk	297
39	WDNR – Schweitzer Dam/Cedar Creek	Town of Polk	17
40	WDNR – Ice Age Trail	Town of Polk	108
41	Theresa Marsh Wildlife Area	Town of Wayne and Town of Addison	3,122 <sup>c</sup>
42	WDNR Site	Town of West Bend	20
43	Parking Area – Big Cedar Lake	Town of West Bend	2
44	Gilbert Lake Open Space Site	Town of West Bend	37
45	Hacker Road Bog Natural Area	Town of West Bend	29
Subtotal – 28 Sites			12,829
<b>Wisconsin Department of Transportation (WisDOT) Sites</b>			
46	WisDOT Mitigation Site	Village of Germantown	188
47	WisDOT Mitigation Site	Town of Addison	136
48	WisDOT Mitigation Site	Town of Addison	33
49	WisDOT Mitigation Site	Town of Addison	17
50	WisDOT Mitigation Site	Town of Kewaskum	20
51	WisDOT Mitigation Site	Town of Trenton	19
52	WisDOT Site – Highway 28 Loop	Town of Wayne	6
Subtotal – 7 Sites			419
<b>University of Wisconsin (UW) Sites</b>			
53	UW Center – Washington County	City of West Bend	36 <sup>d</sup>
54	UW-Milwaukee Land	Village of Richfield	7
55	UW-Milwaukee Land	Town of Erin	20
Subtotal – 3 Sites			63
<b>Total – 38 Sites</b>			<b>13,311</b>

<sup>a</sup> WDNR has entered into an agreement with Washington County to develop and maintain the Eisenbahn State Trail segment that is located in Washington County. The Washington County trail segment extends about 12 miles, from Rusco Road in the City of West Bend to the Washington-Fond du Lac county line. The Eisenbahn State Trail then extends another 12 miles beyond the county line to Eden in Fond du Lac County.

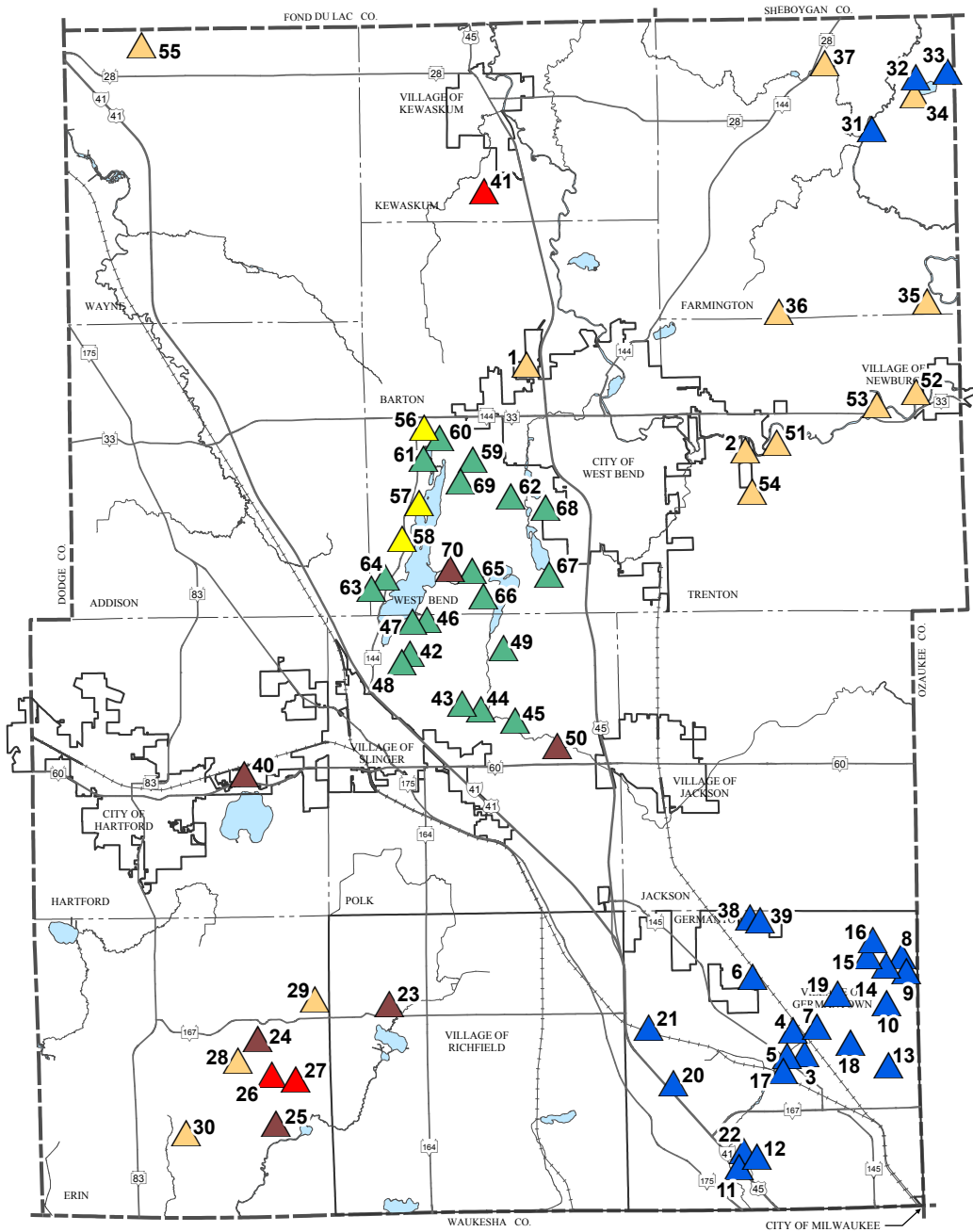
<sup>b</sup> Includes only lands specifically acquired for trail purposes. The Ice Age trail in Washington County also extends through the Loew Lake and Northern units of the Kettle Moraine State Forest, through County and local park lands, and on easements across privately owned lands.

<sup>c</sup> Includes only lands located in Washington County.

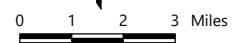
<sup>d</sup> The University of Wisconsin Center-Washington County is located on lands managed by the University but owned jointly by Washington County and the City of West Bend. The entire site encompasses 59 acres, of which 36 acres are in recreational or open space use.

Source: Wisconsin Department of Natural Resources and SEWRPC

**Map 5.27**  
**Privately Owned Resource Protection Sites in Washington County: 2017**



- ▲ CEDAR LAKES CONSERVATION FOUNDATION SITES
- ▲ ICE AGE TRAIL FOUNDATION SITES
- ▲ METROPOLITAN MILWAUKEE SEWERAGE DISTRICT SITES
- ▲ OZAUKEE WASHINGTON LAND TRUST SITES
- ▲ BIG CEDAR LAKE PROTECTION AND REHABILITATION DISTRICT SITES
- ▲ OTHER OWNERSHIP SITES
- 4** REFERENCE NUMBER (SEE TABLE 5.16)
- SURFACE WATER



Source: SEWRPC



**Table 5.16**  
**Privately Owned Resource Protection Sites in Washington County: 2017**

<b>Number on Map 5.27</b>	<b>Site Name</b>	<b>Owner</b>	<b>Location</b>	<b>Size (acres)</b>
1	Hepburn Woods	Ozaukee Washington Land Trust	City of West Bend	19
2	Decorah Woods	Ozaukee Washington Land Trust	City of West Bend	44
3	MMSD Conservation Plan	Milwaukee Metropolitan Sewerage District (MMSD)	Village of Germantown	23
4	MMSD Conservation Plan	MMSD	Village of Germantown	50
5	MMSD Conservation Plan	MMSD	Village of Germantown	5
6	MMSD Conservation Plan	MMSD	Village of Germantown	75
7	MMSD Conservation Plan	MMSD	Village of Germantown	52
8	MMSD Conservation Plan	MMSD	Village of Germantown	40
9	MMSD Conservation Plan	MMSD	Village of Germantown	21
10	MMSD Conservation Plan	MMSD	Village of Germantown	167
11	MMSD Conservation Plan	MMSD	Village of Germantown	11
12	MMSD Conservation Plan	MMSD	Village of Germantown	20
13	MMSD Conservation Plan	MMSD	Village of Germantown	35
14	MMSD Conservation Plan	MMSD	Village of Germantown	10
15	MMSD Conservation Plan	MMSD	Village of Germantown	46
16	MMSD Conservation Plan	MMSD	Village of Germantown	13
17	MMSD Conservation Plan	MMSD	Village of Germantown	33
18	MMSD Conservation Plan	MMSD	Village of Germantown	18
19	MMSD Conservation Plan	MMSD	Village of Germantown	23
20	MMSD Conservation Plan	MMSD	Village of Germantown	4
21	MMSD Conservation Plan	MMSD	Village of Germantown	52
22	MMSD Conservation Plan	MMSD	Village of Germantown	24
23	Daniel Boone Conservation League	Daniel Boone Conservation League	Village of Richfield	147
24	Holy Hill	Carmelite Fathers	Town of Erin	446
25	Ice Age Park and Trail Foundation	Ice Age Park and Trail Foundation	Town of Erin	40
26	Ice Age Park and Trail Foundation	Ice Age Park and Trail Foundation	Town of Erin	20
27	Ice Age Park and Trail Foundation	Ice Age Park and Trail Foundation	Town of Erin	2
28	Paveck Property	Ozaukee Washington Land Trust	Town of Erin	30
29	Schoofs Property	Ozaukee Washington Land Trust	Town of Erin	52
30	Zinn Preserve	Ozaukee Washington Land Trust	Town of Erin	181
31	MMSD Conservation Plan	MMSD	Town of Farmington	59
32	MMSD Conservation Plan	MMSD	Town of Farmington	138
33	MMSD Conservation Plan	MMSD	Town of Farmington	41
34	Lake Twelve	Ozaukee Washington Land Trust	Town of Farmington	13
35	Mayhew Property	Ozaukee Washington Land Trust	Town of Farmington	71
36	Sandy Knoll Wetland	Ozaukee Washington Land Trust	Town of Farmington	114
37	Stony Creek	Ozaukee Washington Land Trust	Town of Farmington	35
38	MMSD Conservation Plan	MMSD	Town of Germantown	44
39	MMSD Conservation Plan	MMSD	Town of Germantown	2
40	Hartford Community Conservation Club	Hartford Community Conservation Club	Town of Hartford	51
41	Ice Age Park and Trail Foundation	Ice Age Park and Trail Foundation	Town of Kewaskum	126
42	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	109
43	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	23
44	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	86
45	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	10
46	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	11
47	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	6
48	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	27
49	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of Polk	90
50	Friends of Nature Association	Friends of Nature Association	Town of Polk	14
51	Fellenz Woods	Ozaukee Washington Land Trust	Town of Trenton	151
52	Kratzsch Conservancy	Ozaukee Washington Land Trust	Town of Trenton	76
53	Riverbend Conservancy	Ozaukee Washington Land Trust	Town of Trenton	81

Table continued on next page.

**Table 5.16 (Continued)**

<b>Number on Map 5.27</b>	<b>Site Name</b>	<b>Owner</b>	<b>Location</b>	<b>Size (acres)</b>
54	Schoenbeck Woods	Ozaukee Washington Land Trust	Town of Trenton	72
55	Wendt Farm	Ozaukee Washington Land Trust	Town of Wayne	44
56	Fritsche Nature Preserve	Big Cedar Lake Protection and Rehabilitation District	Town of West Bend	41
57	Big Cedar Lake Protection Rehabilitation District	Big Cedar Lake Protection and Rehabilitation District	Town of West Bend	2
58	Water Spirit Preserve	Big Cedar Lake Protection and Rehabilitation District	Town of West Bend	107
59	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	39
60	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	5
61	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	44
62	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	40
63	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	3
64	Rudorf Farm	Cedar Lakes Conservation Foundation	Town of West Bend	96
65	Fox Hill Nature Conservancy	Cedar Lakes Conservation Foundation	Town of West Bend	350
66	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	11
67	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	2
68	Cedar Lakes Conservation Foundation	Cedar Lakes Conservation Foundation	Town of West Bend	37
69	Pick Nature Preserve	Cedar Lakes Conservation Foundation	Town of West Bend	54
70	Cedar Lake Partners	Cedar Lake Partners	Town of West Bend	87
Total – 70 Sites				4,115

Source: SEWRPC

park and open space sites include privately owned golf courses, schools, subdivision parks, hunting clubs, campgrounds, boat access sites, horse stables, and soccer parks.

**Park and Open Space Sites in Participating Local Governments**

As listed in Table 5.18 and shown on Map 5.30, in 2017 there were 36 park and open space sites owned by participating local governments in Washington County, encompassing 407 acres, or less than one percent of the County. A total of nine sites owned by public school districts within participating local governments in 2017, encompassing 181 acres, are listed in Table 5.19 and shown on Map 5.30. Table 5.20 sets forth 73 private sites encompassing 4,699 acres owned by organizations and/or owned for commercial purposes in participating local governments, which are shown on Map 5.30.<sup>55</sup>

**Cultural Resources**

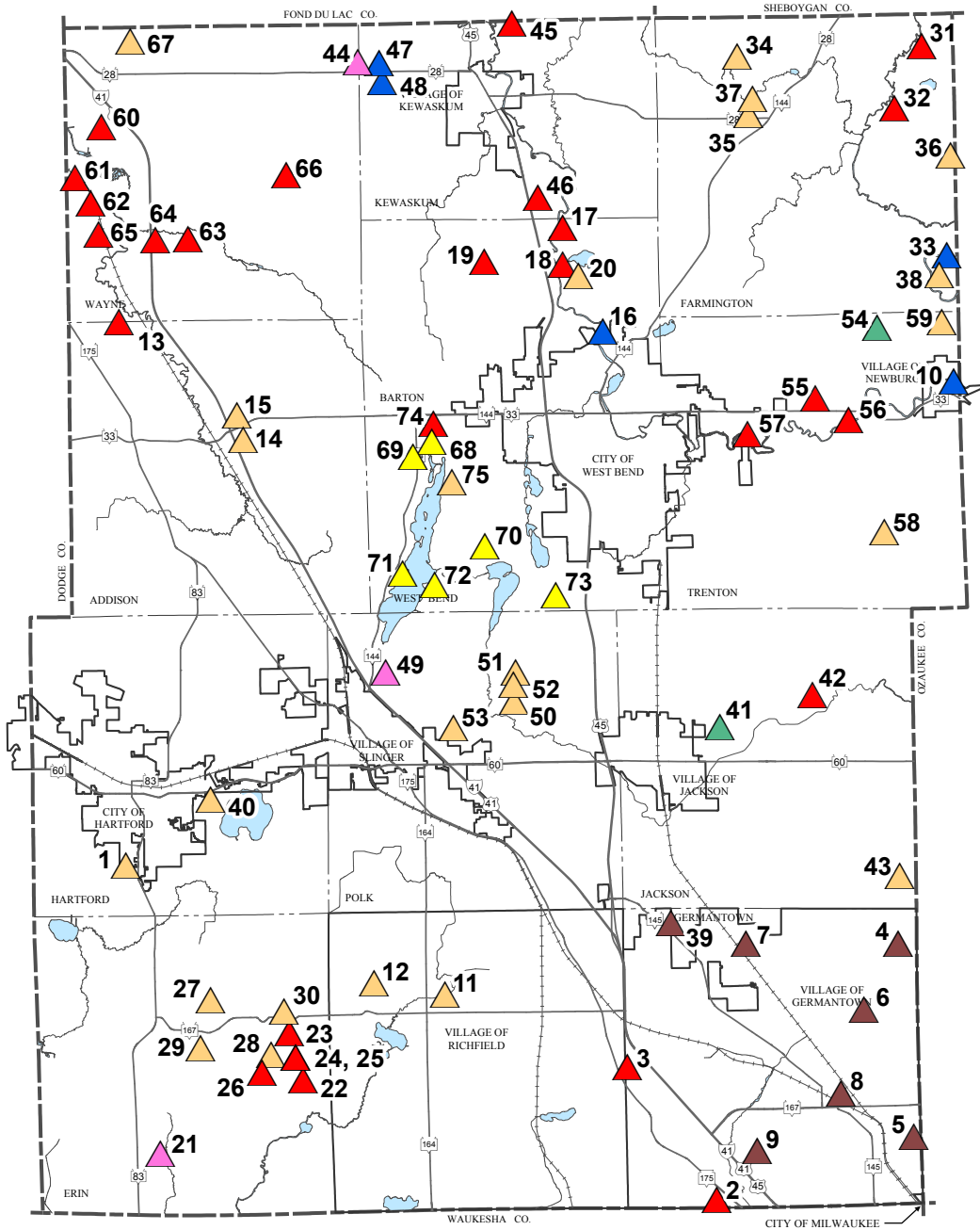
The term cultural resource encompasses historic buildings, structures, and sites; archaeological sites; and museums. Cultural resources in Washington County have important recreational and educational value. Cultural resources help to provide the County and each of its distinct communities with a sense of heritage, identity, and civic pride. Resources such as historical and archaeological sites and historic districts can also provide economic opportunities through tourism.

**Historic Resources**

In 2016 there were 27 historic places and districts in the County listed on the National Register of Historic Places and the State Register of Historic Places, as shown on Map 5.31 and in Table 5.21. In most cases, historic places or districts listed on the National Register are also listed on the State Register. Of the 27 historic places and districts listed on the National and State Registers, 20 are historic buildings or structures, six are historic districts, and one is a historic site. Historic places and districts listed on the National and State Registers have an increased measure of protection against degradation and destruction. Listing on the National or State Register requires government agencies to consider the impacts of their activities, such as the construction or reconstruction of a highway or issuing permits, on the designated property. If a property on the National or State Register would be adversely affected by such activity, the government agency must work with the State Historic Preservation Officer to attempt to avoid or reduce adverse effects.

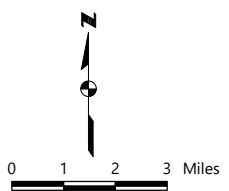
<sup>55</sup> Includes sites designated for conservation purposes only.

**Map 5.28**  
**Lands Under Protective Easements in Washington County: 2017**



- |  |  |          |  |
|--|--|----------|--|
|  | CONSERVATION RESERVE ENHANCEMENT PROGRAM EASEMENT SITE             |          | MILWAUKEE METROPOLITAN SEWERAGE DISTRICT EASEMENT SITE |
|  | WISCONSIN DEPARTMENT OF NATURAL RESOURCES EASEMENT SITE            |          | OTHER EASEMENT SITE                                    |
|  | WISCONSIN DEPARTMENT OF NATURAL RESOURCES STREAMBANK EASEMENT SITE | <b>4</b> | REFERENCE NUMBER (SEE TABLE 5.17)                      |
|  | OZAUKEE WASHINGTON LAND TRUST EASEMENT SITE                        |          | SURFACE WATER  |
|  | CEDAR LAKES CONSERVATION FOUNDATION EASEMENT SITE                  |          |  |

Source: SEWRPC



**Table 5.17**  
**Lands Under Protective Easements in Washington County: 2017**

<b>Number on Map 5.28</b>	<b>Holder of Easement</b>	<b>Location</b>	<b>Size (acres)</b>
1	Ozaukee Washington Land Trust Easement	City of Hartford	14
2	WDNR Easement	Village of Germantown	9
3	WDNR Easement	Village of Germantown	2
4	MMSD Conservation Plan Easement	Village of Germantown	6
5	MMSD Conservation Plan Easement	Village of Germantown	50
6	MMSD Conservation Plan Easement	Village of Germantown	41
7	MMSD Conservation Plan Easement	Village of Germantown	32
8	MMSD Conservation Plan Easement	Village of Germantown	55
9	MMSD Conservation Plan Easement	Village of Germantown	10
10	WDNR Streambank Easement	Village of Newburg	7
11	Ozaukee Washington Land Trust Easement	Village of Richfield	67
12	Ozaukee Washington Land Trust Easement	Village of Richfield	60
13	WDNR Easement	Town of Addison	2
14	Ozaukee Washington Land Trust Easement	Town of Addison	82
15	Ozaukee Washington Land Trust Easement	Town of Addison	69
16	WDNR Streambank Easement	Town of Barton	5
17	WDNR Easement	Town of Barton	29
18	WDNR Easement	Town of Barton	2
19	WDNR Easement	Town of Barton	6
20	Ozaukee Washington Land Trust Easement	Town of Barton	58
21	Tall Pines Conservancy Easement	Town of Erin	324
22	WDNR Easement	Town of Erin	2
23	WDNR Easement	Town of Erin	75
24	WDNR Easement	Town of Erin	90
25	WDNR Easement	Town of Erin	9
26	WDNR Easement	Town of Erin	35
27	Ozaukee Washington Land Trust Easement	Town of Erin	132
28	Ozaukee Washington Land Trust Easement	Town of Erin	39
29	Ozaukee Washington Land Trust Easement	Town of Erin	40
30	Ozaukee Washington Land Trust Easement	Town of Erin	8
31	WDNR Easement	Town of Farmington	110
32	WDNR Easement	Town of Farmington	58
33	WDNR Streambank Easement	Town of Farmington	6
34	Ozaukee Washington Land Trust Easement	Town of Farmington	81
35	Ozaukee Washington Land Trust Easement	Town of Farmington	57
36	Ozaukee Washington Land Trust Easement	Town of Farmington	33
37	Ozaukee Washington Land Trust Easement	Town of Farmington	27
38	Ozaukee Washington Land Trust Easement	Town of Farmington	112
39	MMSD Conservation Plan Easement	Town of Germantown	79
40	Ozaukee Washington Land Trust Easement	Town of Hartford	37
41	Conservation Reserve Enhancement Program Easement	Town of Jackson	4
42	WDNR Easement	Town of Jackson	3
43	Ozaukee Washington Land Trust Easement	Town of Jackson	313
44	Statewide Non-Point Easement Program	Town of Kewaskum	1
45	WDNR Easement	Town of Kewaskum	10
46	WDNR Easement	Town of Kewaskum	74
47	WDNR Streambank Easement	Town of Kewaskum	11
48	WDNR Streambank Easement	Town of Kewaskum	44
49	Big Cedar Lake Protection and Rehabilitation District	Town of Polk	5
50	Ozaukee Washington Land Trust Easement	Town of Polk	49
51	Ozaukee Washington Land Trust Easement	Town of Polk	23
52	Ozaukee Washington Land Trust Easement	Town of Polk	22
53	Ozaukee Washington Land Trust Easement	Town of Polk	31
54	Conservation Reserve Enhancement Program Easement	Town of Trenton	1

**Table continued on next page.**

**Table 5.17 (Continued)**

<b>Number on Map 5.28</b>	<b>Holder of Easement</b>	<b>Location</b>	<b>Size (acres)</b>
55	WDNR Wetland Mitigation Easement	Town of Trenton	11
56	WDNR Streambank Easement	Town of Trenton	4
57	WDNR Streambank Easement	Town of Trenton; City of West Bend	21
58	Ozaukee Washington Land Trust Easement	Town Trenton	170
59	Ozaukee Washington Land Trust Easement	Town Trenton	31
60	WDNR Easement	Town of Wayne	10
61	WDNR Easement	Town of Wayne	11
62	WDNR Easement	Town of Wayne	40
63	WDNR Easement	Town of Wayne	94
64	WDNR Easement	Town of Wayne	18
65	WDNR Easement	Town of Wayne	24
66	WDNR Easement	Town of Wayne	25
67	Ozaukee Washington Land Trust Easement	Town of Wayne	4
68	Cedar Lakes Conservation Foundation Easement	Town of West Bend	10
69	Cedar Lakes Conservation Foundation Easement	Town of West Bend	17
70	Cedar Lakes Conservation Foundation Easement	Town of West Bend	154
71	Cedar Lakes Conservation Foundation Easement	Town of West Bend	1
72	Cedar Lakes Conservation Foundation Easement	Town of West Bend	8
73	Cedar Lakes Conservation Foundation Easement (Wild Wings)	Town of West Bend	126
74	WDNR Easement	Town of West Bend	6
75	Ozaukee Washington Land Trust Easement	Town of West Bend	21
Total – 75 Sites			3,357

Source: SEWRPC

The County is also home to seven Wisconsin State Historical Markers through a program administered by the State Historical Society of Wisconsin’s Division of Historic Preservation. State Historical Markers are intended to identify, commemorate, and honor the important people, places, and events that have contributed to Wisconsin’s rich heritage. The program serves as a vital educational tool, informing people about the most significant aspects of Wisconsin’s past. State Historical Markers in the County are identified on Map 5.32 and in Table 5.22. Three sites with State Historical Markers, the Lizard Mound County Park, Kissel, and Schwartz Ballroom sites, are also listed on the National and State Registers as previously referenced. The County also contains sites of significance that feature markers issued under the Wisconsin Registered Landmarks (WRL) Program, which was established in 1964 and ended in 1973. While information on sites featuring markers issued under the WRL Program is not comprehensive, details regarding some such sites in the County are available through the State Historical Society.

Local and County landmarks, some of which are listed on the National or State Register of Historic Places, are also on Map 5.32 and in Table 5.22. County and local governments may designate landmarks once a landmarks commission or historic preservation commission has been established by ordinance and certified by the State Historical Society. Three sites

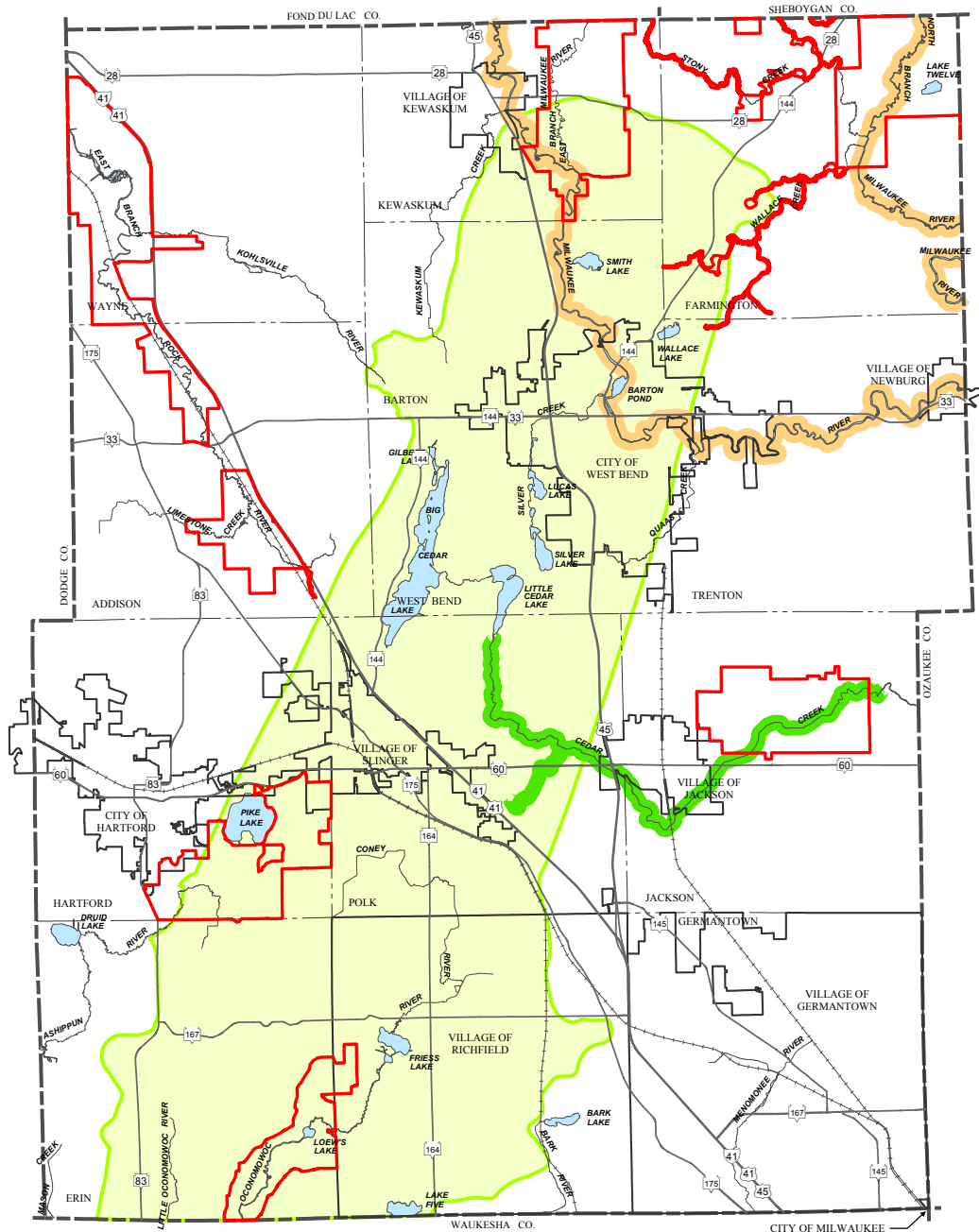


**The Dheinsville Settlement in the Village of Germantown has a State Historical Marker.**



**The Allenton Iron Bridge is a historical structure registered as a Washington County landmark.**

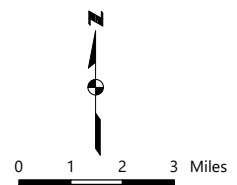
**Map 5.29**  
**Wisconsin Department of Natural Resources Project Boundaries**  
**and Other Focus Areas in Washington County: 2016**



- WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) PROJECT BOUNDARIES
- MID KETTLE MORAINES STUDY AREA (WDNR)
- CEDAR CREEK STREAM BANK PROTECTION PROGRAM CORRIDOR (WDNR)
- MILWAUKEE RIVER WATERSHED STREAM BANK EASEMENT PROGRAM CORRIDOR (WDNR)
- SURFACE WATER

Note: In addition to the WDNR project boundaries, the Ozaukee Washington Land Trust works throughout Washington County to preserve important natural resource areas.

Source: Wisconsin Department of Natural Resources, Ozaukee Washington Land Trust, and SEWRPC



**Table 5.18  
Public Park, Recreation, and Open Space Sites Owned by Partnering Local Governments: 2017**

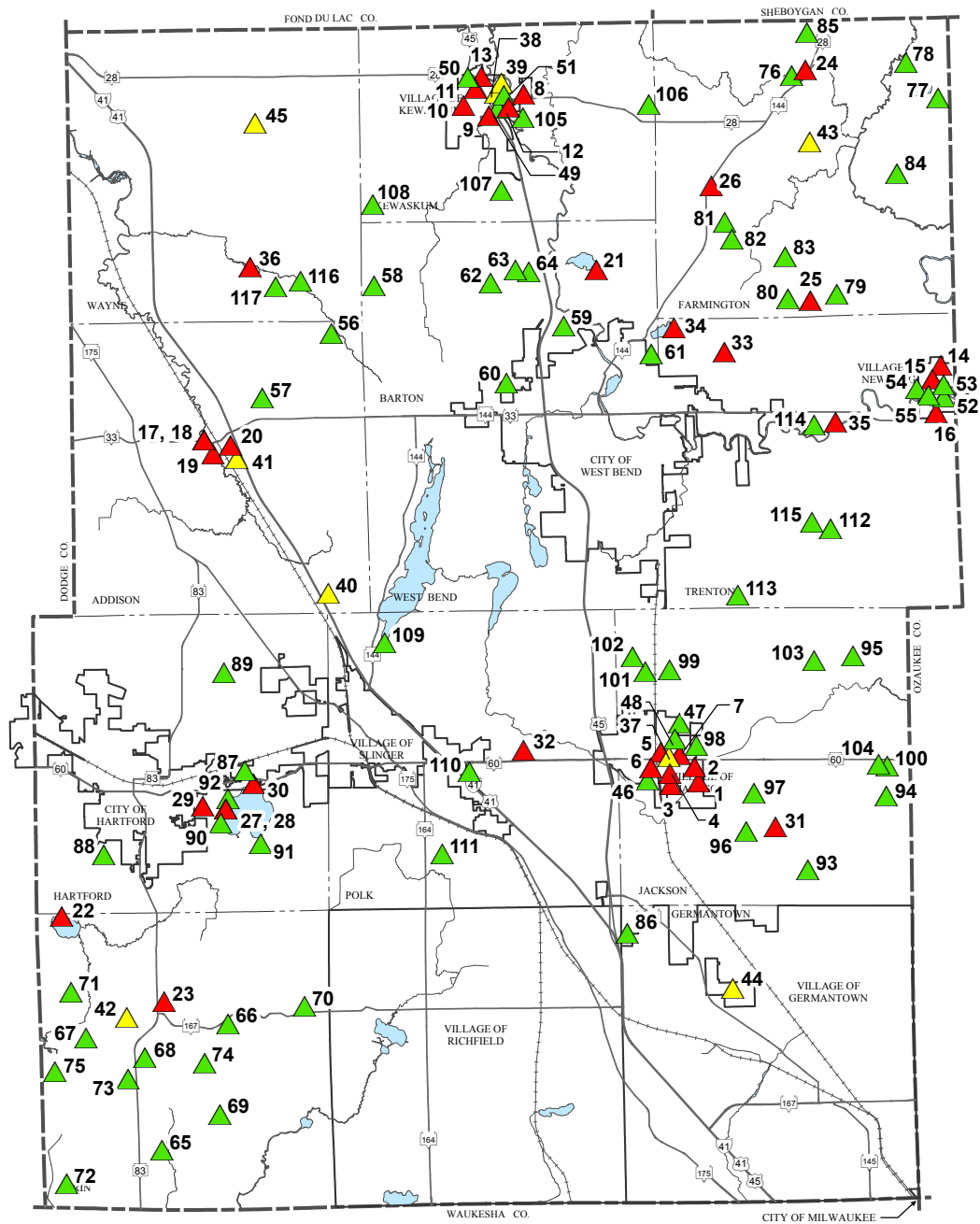
Local Government	Number on Map 5.30	Site Name	Size <sup>a</sup> (acres)
Village of Jackson	1	Cedar Run Park	25
	2	Eagle Drive Playfield	2
	3	Hickory Lane Park	14
	4	Jackson Area Community Center	3
	5	Jackson Park	25
	6	Meadowview Park	2
	7	Reis Memorial Park	1
Subtotal – 7 Sites			72
Village of Kewaskum	8	Kettle Kountry Estates Neighborhood Park	3
	9	Kewaskum Creek Park	6
	10	Kewaskum Kiwanis Community Park	35
	11	Knights Avenue Neighborhood Park	1
	12	River Hill Park	13
	13	Wildlife Drive Neighborhood Park	10
Subtotal – 6 Sites			68
Village of Newburg	14	Dr. Weber Park	3
	15	Faulkner Park	1
	16	Grotelueschen Presidents' Park	5
Subtotal – 3 Sites			9
Town of Addison	17	Riveredge Park	1
	18	Town-owned Land North	10
	19	Town-owned Land South	16
	20	Veteran's Memorial Park	11
Subtotal – 4 Sites			38
Town of Barton	21	Smith Lake Boat Access	1
Town of Erin	22	Druid Lake Access	1
	23	Erin Go Bragh Park	72
Subtotal – 2 Sites			73
Town of Farmington	24	Fireman's Park	3
	25	Green Lake Boat Access	1
	26	Town-Owned Land	4
Subtotal – 3 Sites			8
Town of Hartford	27	2nd Street Boat Access	1
	28	Lake Drive Boat Launch	1
	29	Town of Hartford Park	11
	30	Town of Hartford Wetland Mitigation Site	25
Subtotal – 4 Sites			38
Town of Jackson	31	Jackson Town Hall and Park	49
Town of Polk	32	Town Hall Park	28
Town of Trenton	33	Lawrence Stockhausen Park	7
	34	Public Access to Wallace Lake	1
	35	Trenton Town Park	13
Subtotal – 3 Sites			21
Town of Wayne	36	Kohlsville Town Park	2
Total – 36 Sites			407

<sup>a</sup> Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC

designated as Washington County Landmarks also feature State Historical Markers, including the Dheinsville Settlement, Great Divide, and Lizard Mound County Park, and an additional site, the Jacob Schunk House, is designated as both a local and County landmark.

**Map 5.30**  
**Local Public and Privately Owned Park and Open Space Sites in Partnering Local Governments: 2017**



- ▲ LOCAL GOVERNMENT SITE
- ▲ PUBLIC SCHOOL SITE
- ▲ PRIVATELY OWNED SITE
- 4** SITE REFERENCE NUMBER  
(SEE TABLES 5.18, 5.19, AND 5.20)
- SURFACE WATER



0 1 2 3 Miles

Source: SEWRPC



**Table 5.19**  
**Park, Recreation, and Open Space Sites Owned by Public**  
**School Districts in Partnering Local Governments: 2017**

Local Government	Number on Map 5.30	Site Name	Size <sup>a</sup> (acres)
Village of Jackson	37	Jackson Elementary School	6
Village of Kewaskum	38	Kewaskum Elementary School	7
	39	Kewaskum Middle and High Schools	50
Subtotal – 2 Sites			57
Town of Addison	40	Addison Elementary School	42
	41	Allenton Elementary School	15
Subtotal – 2 Sites			57
Town of Erin	42	Erin Elementary School	18
Town of Farmington	43	Farmington Elementary School	19
Town of Germantown	44	Rockfield Elementary School	15
Town of Wayne	45	Wayne Elementary School	9
Total – 9 Sites			181

<sup>a</sup> Site area is rounded to the nearest whole number.

Source: SEWRPC

The County also contains numerous sites for heritage tourism, which refers to tourist visits to historic sites and buildings. The State Historical Society and Wisconsin Department of Tourism offer information on heritage tourism and on destinations for heritage tourism, including three such sites within the County. Two of these sites, the Dheinsville Settlement and Lizard Mound County Park, feature a Wisconsin Historical Society Marker and are included on Map 5.32 and in Table 5.22. An additional site, the Old Courthouse Square Museum, located in West Bend, is an example of historic architecture that features permanent and temporary exhibits on early cultural, social, and industrial history.

### Archaeological Resources

Preservation of archaeological resources is also important in preserving the cultural heritage of Washington County. Like historic sites and districts, significant prehistoric and historic archaeological sites provide the County and each of its communities with a sense of heritage and identity, which can provide for economic opportunities through tourism if properly identified and preserved. Archaeological sites found in Washington County fall under two categories: prehistoric sites and historic sites. Prehistoric sites are defined as those sites that date from before written history. Historic sites are sites established after history began to be recorded in written form (the State Historical Society of Wisconsin defines this date as A.D. 1650).



**The Lizard Mound group is one of three mound groups located in the Town of Farmington listed on the National Register of Historic Places.**

There are about 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society’s Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. There are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park; the Glass mound group; and the Susen-Backhaus mound group. These three mound groups together are classified as the “Island” Effigy mound district listed on the National Register.

**Table 5.20  
Privately Owned Park, Recreation, and Open Space Sites in Partnering Local Governments: 2017**

<b>Local Government</b>	<b>Number on Map 5.30</b>	<b>Site Name</b>	<b>Size<sup>a</sup> (acres)</b>
Village of Jackson	46	Glen Brook Subdivision Park	8
	47	Highland Creek Farms Subdivision Park	5
	48	Morning Star Lutheran School	9
Subtotal – 3 Sites			22
Village of Kewaskum	49	Holy Trinity Elementary School	6
	50	Kewaskum Health Center	10
	51	St. Lucas Elementary School	3
Subtotal – 3 Sites			19
Village of Newburg	52	Holy Trinity Catholic School	2
	53	Newburg Fireman's Park	12
	54	Newburg Sportsmen's Club	45
	55	St. John's Lutheran School	5
Subtotal – 4 Sites			64
Town of Addison	56	Country View Equestrian Estates	80
	57	Western Trails Equestrian Center	12
Subtotal – 2 Sites			92
Town of Barton	58	Faith Haven	59
	59	Highway 45 Golf	14
	60	Jansen Family Park	48
	61	Lake Lenwood Beach and Campground	57
	62	Timber Trail Campground	98
	63	Union Rod and Gun Club	80
	64	West Bend-Barton Sportsmen's Club	92
Subtotal – 7 Sites			448
Town of Erin	65	Camp Quad	320
	66	Crossroads Farm	18
	67	Erin Hills Golf Course	627
	68	Erin Meadows Farms	87
	69	Erin Meadows Subdivision Park	3
	70	Heileger-Huegel Ski Club	80
	71	Lake Erin Estates Subdivision Park	55
	72	Monches Fish and Game Club	161
	73	Sconfinato Park	15
	74	Spring Ridge Park	5
	75	Twilight Farms	36
Subtotal – 11 Sites			1,407
Town of Farmington	76	Boltonville Sportsmen's Club	14
	77	Camp Awana	132
	78	Fillmore Sportsmen's Club	89
	79	Lakehaven Subdivision Beach and Park	66
	80	Lazy Days Campground	76
	81	Pheasant Ridge Subdivision Park	14
	82	Shalom Wildlife Sanctuary	96
	83	Star Valley Subdivision Park	23
	84	Turner Park	14
	85	Wildlife, Inc.	70
Subtotal – 10 Sites			594
Town of Germantown	86	Hillside Farm	20
Town of Hartford	87	Hartford Conservation and Gun Club	51
	88	Hartford Country Club	225
	89	Heartfield Farm	16
	90	Johnny's Boat Launch	3

**Table continued on next page.**

**Table 5.20 (Continued)**

<b>Local Government</b>	<b>Number on Map 5.30</b>	<b>Site Name</b>	<b>Size<sup>a</sup> (acres)</b>
Town of Hartford (continued)	91	Park View Heights Subdivision Park	5
	92	Reef Point Resort	2
Subtotal – 6 Sites			302
Town of Jackson	93	David’s Star Lutheran Elementary School	83
	94	Hidden Glen Golf Club	197
	95	Hidden Talent Farm	38
	96	Jackson Historical Society	1
	97	Kettle Moraine Lutheran High School	82
	98	Living Word Lutheran High School	53
	99	Magna Vista Subdivision Park	3
	100	Pinewood Farm	11
	101	Pleasant Hollow Subdivision Park	7
	102	Pleasant Valley Tennis Club	10
	103	Trinity Lutheran School	4
104	Wild Strawberry Acres	10	
Subtotal – 13 Sites			505
Town of Kewaskum	105	Hon-E-Kor Golf Course	252
	106	Legacy Hills Farm	20
	107	Sunburst Ski Area	46
	108	West Bar Sporting Club	78
Subtotal – 4 Sites			396
Town of Polk	109	Cedar Lake Hills Subdivision Park	4
	110	Country Sport	23
	111	Scenic View Country Club	182
Subtotal – 3 Sites			209
Town of Trenton	112	Blue Lotus Farm and Retreat Center	60
	113	Seoul Creek Farm	41
	114	West Bend Lakes Golf and Recreation	152
	115	Woodfield Farms Horse Boarding Facility	158
Subtotal – 4 Sites			411
Town of Wayne	116	Cedar Valley Center	96
	117	Faith Haven Corporation	114
Subtotal – 2 Sites			210
Total – 73 Sites			4,699

<sup>a</sup> Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC

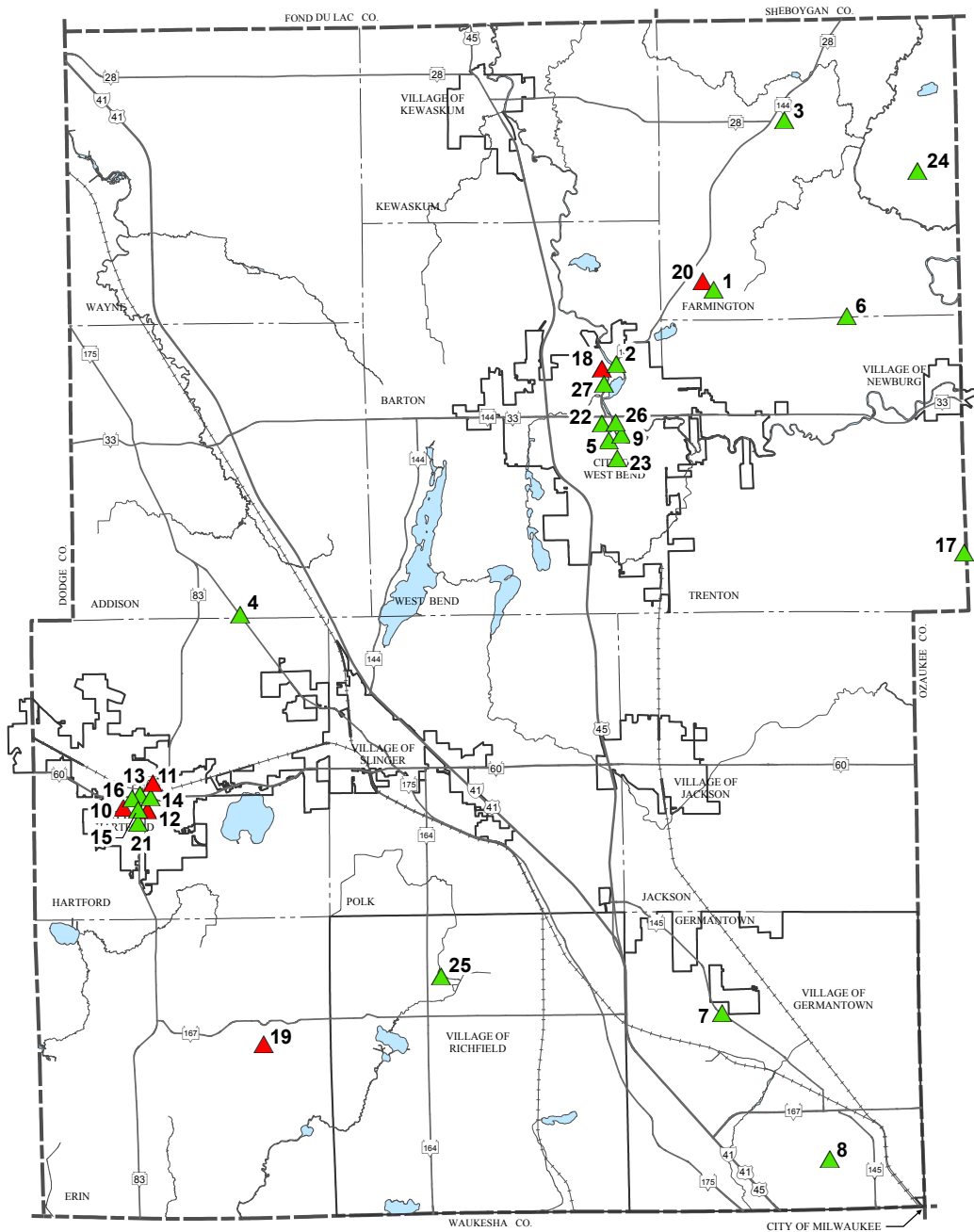
An additional mound group in the County was recently acquired by the City of West Bend and incorporated into Quaas Creek Park. This group, known as the Joedike Mound group, is located near the confluence of Quaas Creek and the Milwaukee River on the east side of the City of West Bend.

### **Local Historical Societies and Museums**

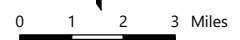
Several local historical societies in the County are affiliated with the State Historical Society of Wisconsin. These include the Washington County Historical Society, Erin Historical Society, Farmington Historical Society, Germantown Historical Society, Hartford Historical Society, Jackson Historical Society, Kewaskum Historical Society, and Richfield Historical Society.

As shown in Table 5.23, many of the historical societies in Washington County maintain historic sites or facilities that contain items of historical or archaeological significance as well as historical records. The Germantown Historical Society maintains a pair of museums and a research library, all within the confines of the historic Dheinsville Settlement, providing great insight into the early pioneer lifestyle. The Jackson Historical Society operates a museum with artifacts dating back to the community’s earliest days, along with local family histories, census records, photos, and genealogical material. Additionally, the site is home

**Map 5.31**  
**Historic Sites and Districts in Washington County Listed on the**  
**National and State Registers of Historic Places: 2016**



- ▲ HISTORIC DISTRICT
- ▲ HISTORIC SITE
- 4** REFERENCE NUMBER  
(SEE TABLE 5.21)
- SURFACE WATER



Source: SEWRPC

**Table 5.21**  
**Historic Sites and Districts in Washington County Listed on**  
**the National and State Registers of Historic Places: 2016**

Number on Map 5.31	Site Name	Location	Year Listed
1	Lizard Mound Park	Town of Farmington	1970
2	Gadow's Mill	City of West Bend	1974
3	St. John of God Roman Catholic Church, Convent, and School	Town of Farmington	1979
4	Ritger Wagonmaking and Blacksmith Shop	Town of Addison	1982
5	Washington County Courthouse and Jail	320 S. 5th Avenue, City of West Bend	1982
6	St. Peter's Church	1010 Newark Drive, Town of Farmington	1983
7	Christ Evangelical Church	Village of Germantown	1983
8	Jacob Schunk Farmhouse	Donges Bay Road, Village of Germantown	1983
9	Leander F. Frisby House	304 S. Main Street, City of West Bend	1985
10	Kissel's Addition Historic District	City of Hartford	1988
11	Kissel Motor Car Industrial District	City of Hartford	1988
12	Kissel's Wheelock Addition Historic District	City of Hartford	1988
13	George A. Kissel House	215 E. Sumner Street, City of Hartford	1988
14	Louis Kissel House	407 E. Sumner Street, City of Hartford	1988
15	Otto P. Kissel House	124 South Street, City of Hartford	1988
16	William L. Kissel House	67 South Street, City of Hartford	1988
17	St. Augustine Catholic Church and Cemetery	CTH Y, Town of Trenton	1990
18	Barton Historic District	City of West Bend	1992
19	Holy Hill	1525 Carmel Road, Town of Erin	1992
20	Washington County "Island" Effigy Mound District	Town of Farmington	1996
21	Schwartz Ballroom	150 Jefferson Avenue, City of Hartford	1998
22	West Bend Post Office	607 Elm Street, City of West Bend	2000
23	Amity Leather Products Company Factory	723-735 S. Main Street, City of West Bend	2002
24	Saxonia House	421 CTH H, Town of Farmington	2006
25	Messer-Mayer Mill	4399 Pleasant Hill Road, Village of Richfield	2007
26	West Bend Chicago and Northwestern Depot	City of West Bend	2008
27	St. Agnes School and Convent	City of West Bend	2013

Source: State Historical Society of Wisconsin, Washington County, and SEWRPC

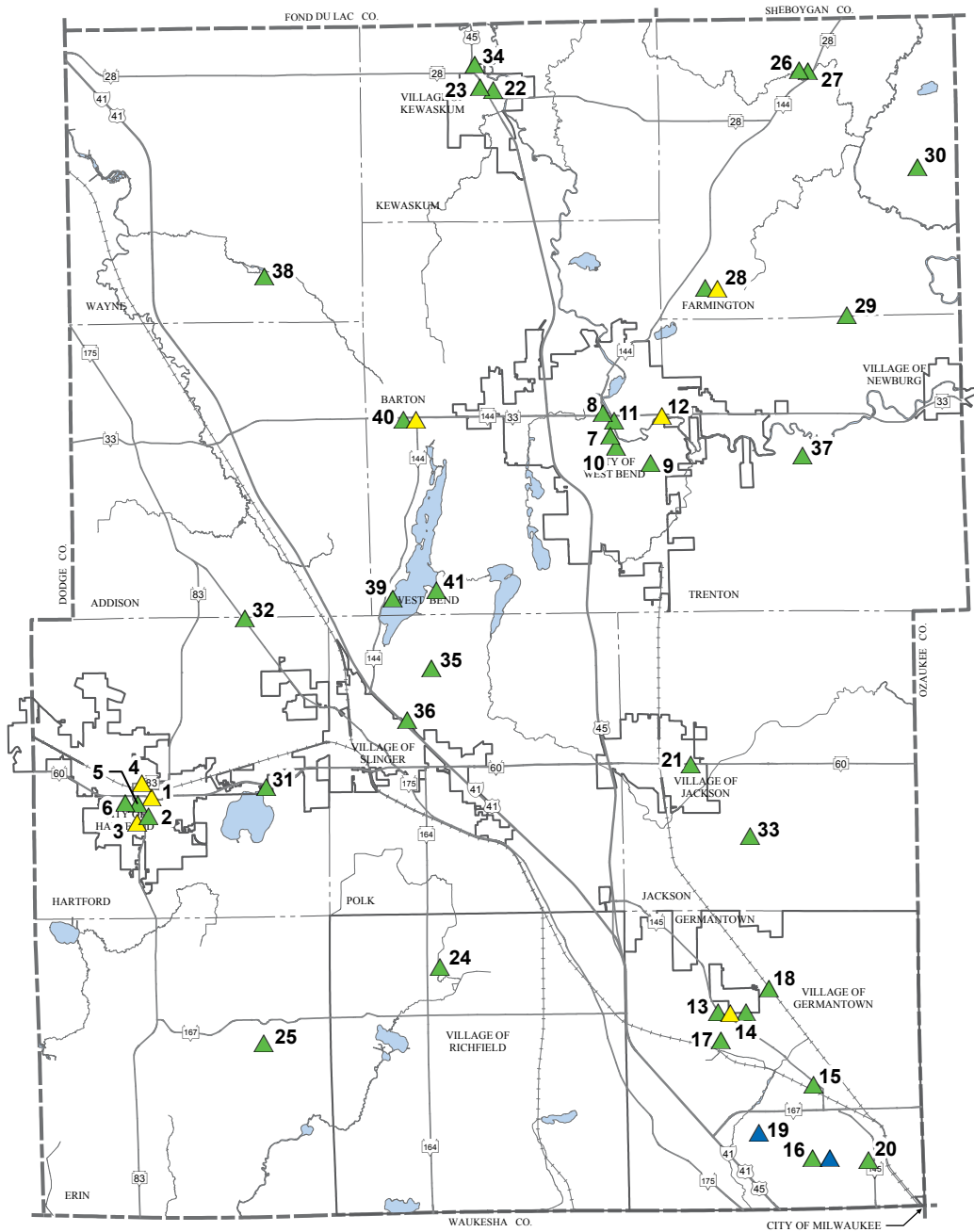
to a 19th century styled, one-room schoolhouse, which is also a designated Washington County Landmark. The Kewaskum Historical Society maintains a museum as well, along with a log cabin dwelling reflective of the late 19th century. Finally, the Washington County Historical Society operates several historic sites within the County, including the Old Courthouse and Old Jailhouse Museums and the St. Agnes School and Convent in the City of West Bend. The museums include interactive and interpretive galleries and a research center. Other museums in Washington County include the Wisconsin Automotive Museum in the City of Hartford and the Museum of Wisconsin Art in the City of West Bend.



**The Old Jailhouse Museum, located in the City of West Bend, is operated by the Washington County Historical Society.**

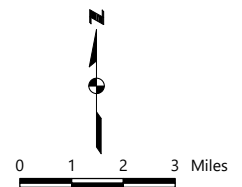
**Map 5.32**

**Wisconsin Historical Markers and Local and County Landmarks in Washington County: 2016**



- ▲ WISCONSIN HISTORICAL SOCIETY MARKER
- ▲ COUNTY LANDMARK
- ▲ LOCAL LANDMARK
- 16** REFERENCE NUMBER (SEE TABLE 5.22)
- SURFACE WATER

Note: Due to map scale limitations, locations of sites may be slightly exaggerated where a site has multiple designations.



Source: State Historical Society of Wisconsin, Washington County, and SEWRPC

**Table 5.22**  
**Wisconsin State Historical Society Marker Sites and Local and**  
**County Landmarks in Washington County: 2016**

Number on Map 5.32	Site Name	Designation	Location
1	City of Hartford Kissel (Motor Car Company)	Wisconsin Historical Society Marker	608 East Sumner Street
2	Lohr's Gas Station	Washington County Landmark	158 Branch Street
3	Schwartz Ballroom – Chandelier Ballroom	Wisconsin Historical Society Marker	150 Jefferson Avenue
4	Schwartz Family House	Wisconsin Historical Society Marker	220 Union Street
5	Willard R. Amidon Home	Washington County Landmark	134 South Street
6	Westphal Mansion Inn	Washington County Landmark	90 South Main Street
7	City of West Bend James Kneeland House	Washington County Landmark	518 Poplar Street
8	Stephan F. Mayer Home	Washington County Landmark	724 Beech Street
9	Verbeck Residence	Washington County Landmark	906 East Decorah Road
10	Washington County Courthouse Square	Washington County Landmark	320 South 5th Avenue
11	Washington House	Washington County Landmark	228 North Main Street
12	West Bend Aluminum Company	Wisconsin Historical Society Marker	Riverside Park, STH 33 and STH 144
13	Village of Germantown Christ Evangelical Church	Washington County Landmark	N188 W12806 Fond du Lac Avenue
14	Dheinsville Settlement <sup>a</sup>	Wisconsin Historical Society Marker; Washington County Landmark	STH 145 and STH 167
15	Gehl's Guernsey Farms	Washington County Landmark	N116 W15970 Main Street
16	Jacob Schunk Farmhouse	Washington County Landmark; Village of Germantown Landmark	N104 W15446 Donges Bay Road
17	Knetzger Log House	Washington County Landmark	N188 W12369 Maple Road
18	The Livery	Washington County Landmark	N132 W17303 Rockfield Road
19	Private Residence	Village of Germantown Landmark	N108 W17760 Lilac Lane
20	St. Johns United Church of Christ	Washington County Landmark	N104 W14181 Donges Bay Road
21	Village of Jackson Home of Reuben John Schmal	Washington County Landmark	N168 W19721 Main Street
22	Village of Kewaskum Homestead of N. Edward Hausmann, M.D.	Washington County Landmark	1546 Fond du Lac Avenue
23	Homestead of William Hausmann, M.D.	Washington County Landmark	1554 Fond du Lac Avenue
24	Village of Richfield Messer-Mayer Mill	Village of Richfield Landmark	4399 Pleasant Hill Road
25	Town of Erin Holy Hill <sup>a</sup>	Washington County Landmark	1525 Carmel Road
26	Town of Farmington Boltonville Church	Washington County Landmark	1332 Scenic Drive
27	Boltonville Mill	Washington County Landmark	9298 Boltonville Road
28	Lizard Mound County Park <sup>a</sup>	Wisconsin Historical Society Marker; Washington County Landmark	7999 Orchard Valley Road
29	St. Peter's Church	Washington County Landmark	1010 Newark Drive
30	Saxonia House	Washington County Landmark	421 CTH H
31	Town of Hartford Gertsch Log Home on Pike Lake	Washington County Landmark	5862 Franklin Drive
32	St. Lawrence Catholic Church	Washington County Landmark	4886 STH 175
33	Town of Jackson Emmanuel Church	Washington County Landmark	1860 West Mill Road
34	Town of Kewaskum Backhaus Estate	Washington County Landmark	9376 Old Fond du Lac Road
35	Town of Polk Schubert Cheese Factory	Washington County Landmark	4432 Arthur Road
36	Winter Farm	Washington County Landmark	4631 Cedar Creek Road
37	Town of Trenton Esker	Washington County Landmark	Evergreen Drive and Decorah Road

**Table continued on next page.**

**Table 5.22 (Continued)**

<b>Number on Map 5.32</b>	<b>Site Name</b>	<b>Designation</b>	<b>Location</b>
38	Town of Wayne Moritz Farmhouse	Washington County Landmark	7671 CTH WW
39 40	Town of West Bend Cedar Lake Yacht Club Great Divide	Washington County Landmark Wisconsin Historical Society Marker; Washington County Landmark	4719 Yacht Club Drive STH 33 and STH 144
41	Timmer's Resort	Washington County Landmark	5151 Timmer Bay Road

<sup>a</sup> Site serves as a heritage tourism site.

Source: State Historical Society of Wisconsin, Washington County, and SEWRPC

**Table 5.23**  
**Local Historical Societies in Washington County: 2016**

<b>Historical Society</b>	<b>Historic Site/Museum</b>
Erin Historical Society	--
Farmington Historical Society	--
Germantown Historical Society Germantown Historical Museum/Dheinsville Settlement Research Library/Wolf Haus Sila Lydia Bast Bell Museum	Six-way Crossroads – Holy Hill Road, Village of Germantown Six-way Crossroads – Holy Hill Road, Village of Germantown Six-way Crossroads – Holy Hill Road, Village of Germantown
Hartford Historical Society	--
Jackson Historical Society Mill Road Church Museum	1860 Mill Road, Town of Jackson
Kewaskum Historical Society Kewaskum Historical Society Museum and Log Cabin	1202 Parkview Drive, Town of Kewaskum
Richfield Historical Society Richfield Historical Park	Pleasant Hill Road and STH 164, along the Coney River, Village of Richfield
Washington County Historical Society Old Jailhouse Old Courthouse Square Museum St. Agnes Convent	340 S. Fifth Avenue, City of West Bend 320 S. Fifth Avenue, City of West Bend 1386 Fond du Lac Street, City of West Bend

Source: State Historical Society of Wisconsin and SEWRPC



# LAND USE ELEMENT 6



*Credit: Washington County*

## 6.1 INTRODUCTION

The Land Use Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(h) of the *Statutes* requires an analysis of past land use trends, an inventory of existing land uses, and a compilation of goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. Accordingly, the Land Use Element and Recommendations Element include the following:

- Information regarding the amount, type, and intensity or density of existing land uses
- Trends in land use, land supply, land demand, and land price
- Potential land use conflicts
- Projected land use needs in five year increments to the plan design year (2050)
- Maps showing existing and future land uses; productive agricultural soils; natural limitations to building site development; floodplains, wetlands, and other environmentally sensitive lands; and boundaries of areas to which public utility and community services will be provided by the plan design year.

Section 6.2 of this chapter presents an inventory of historical and existing land uses and an analysis of land use conditions and trends. Section 6.3 describes the framework for development of the plan, including the supporting maps required by the *Statutes*. The Recommendations Element (Chapter 12) presents the County land use plan map and describes the land use categories included on the map. The land use plan map serves as a visual representation and summary of the comprehensive plan. The land use plan map also serves to support related comprehensive plan goals, objectives, policies, and programs intended to guide the future development of public and private property in Washington County through the plan design year of 2050. The goals, objectives, policies, and programs are also set forth in Chapter 12 of this report.

## 6.2 EXISTING LAND USE AND TRENDS

The Commission utilizes an urban growth analysis and a land use inventory to inventory and monitor urban growth and development in the Region. The urban growth analysis delineates the outer limits of concentrations of urban development and depicts the urbanization of the Region over the past 150 years. The Commission land use inventory is a more detailed inventory that places all land and water areas in the Region into one of 67 land use categories, providing a basis for analyzing specific urban and nonurban land uses.

### Urban Growth Analysis and Historical Urban Growth

The urban growth analysis shows the historical pattern of urban settlement, growth, and development of the County since 1850 for selected points in time. Areas identified as urban under this time series analysis include portions of the County where residential structures or other buildings were constructed in relatively compact areas, thereby indicating a concentration of residential, commercial, industrial, governmental, institutional, or other urban uses. These areas must be at least five acres in size. In the case of residential uses, such areas must include at least 10 homes over a maximum distance of one-half mile along a linear feature such as a street or lakeshore, or at least 10 homes located in a relatively compact group within a residential subdivision. Uses such as cemeteries, airports, public parks, and golf courses do not meet the criteria for urban land uses because they lack the required concentration of buildings or structures. However, these land uses are identified as urban uses if they are surrounded on at least three sides by urban land uses that do meet the above criteria.

Historical urban growth in the County between 1850 and 2010 is shown on Map 6.1. Urban growth for the years prior to 1940 was identified using a variety of sources, including the records of local historical societies, subdivision plat records, farm plat maps, U.S. Geological Survey maps, and Wisconsin Geological and Natural History Survey records. Urban growth for the years 1950 through 2010 was identified using aerial photographs.

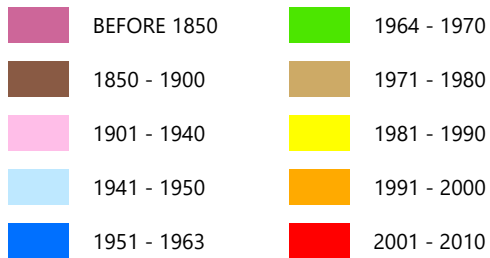
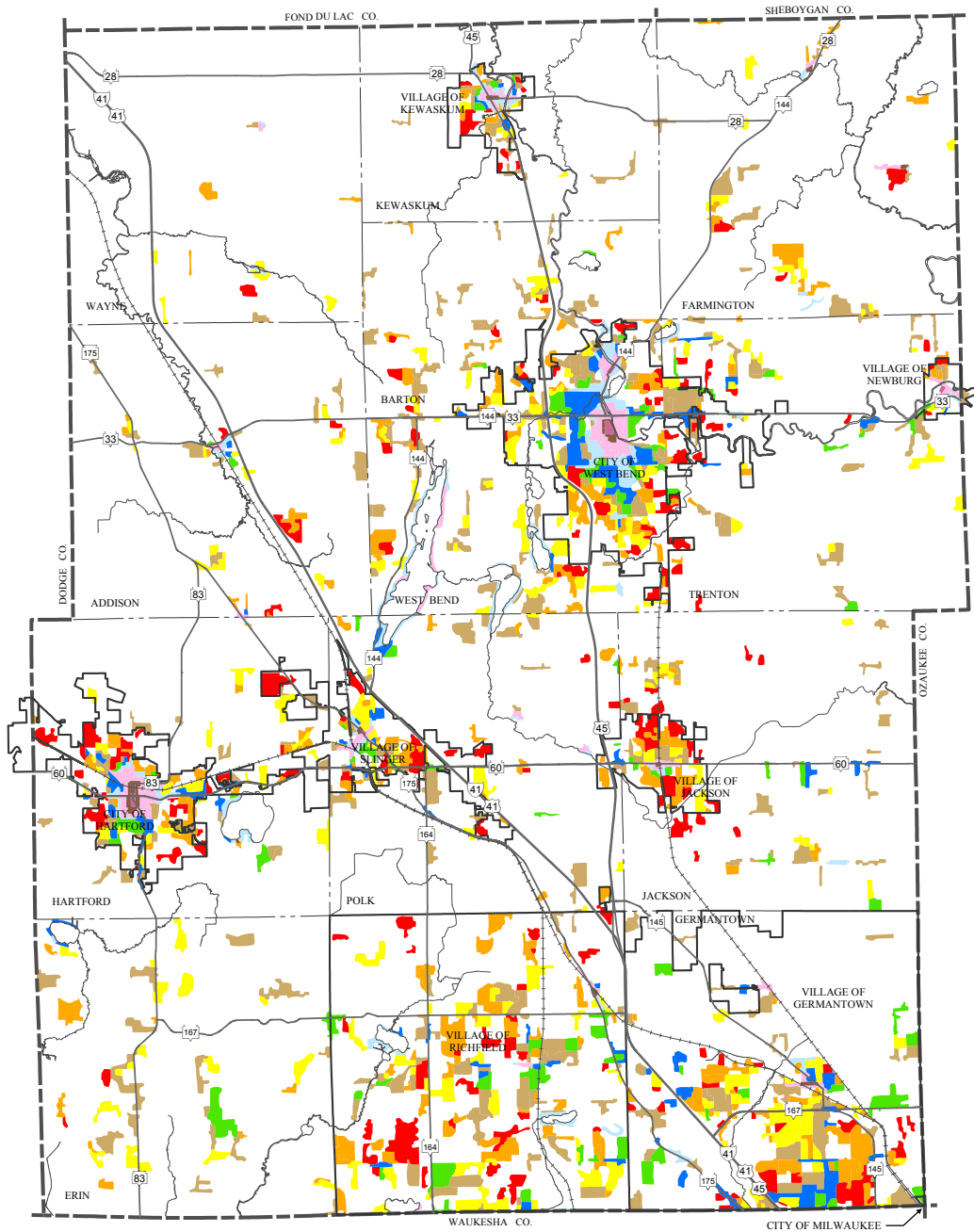
In Washington County, small portions of the Cities of West Bend and Hartford, and the Villages of Slinger and Newburg were developed prior to 1850. In 1900, urban development was still largely confined to the Cities of Hartford and West Bend and to the Villages of Newburg and Slinger, with additional development in the Villages of Germantown, Jackson, and Kewaskum. The period from 1900 to 1963 saw expansion mainly of the Cities of Hartford and West Bend and the Village of Germantown, and the development of lakeshores around Bark Lake, Big Cedar Lake, and Pike Lake. The period from 1963 to 2000 saw significant urban growth in scattered locations throughout the County, particularly in the southern portion of the County in the Village of Germantown and the then-Town of Richfield. Moderate development in and around the City of West Bend and the other established urban centers in the northern portion of the County also occurred during this period. Growth occurred in all of the cities and villages in the County between 2000 and 2010, and in a few isolated areas in many of the towns.

### Land Use Trends, Supply, and Demand

As indicated in Table 6.1, every urban land use experienced an increase in acreage between 1990 and 2015. Residential land uses experienced the largest increase of all of the County's urban and nonurban land uses. The second largest urban land use increase was transportation-related land uses, with street and highway rights-of-way accounting for the majority of the transportation-related land use increase between 1990 and 2015. The third largest increase in urban land use was recreational land uses, while industrial land use accounted for the fourth largest urban land use increase and commercial land use accounted for the fifth largest urban land use increase.

Over the same period, nonurban land uses decreased overall, a change that can be attributed entirely to the decrease in agricultural land use. A portion of the decrease in agricultural land is due to land being taken out of agricultural use but not being developed with urban uses. Such lands are now included in the Unused and Other Open Lands category. All of the other nonurban land uses, including natural resource areas, extractive sites, and open lands, experienced an increase in acreage. In fact, the increase in acreage in Unused and Other Open Lands from 1990 to 2015 amounted to the second largest increase among all urban and nonurban land uses in the County.

**Map 6.1**  
**Historical Urban Growth in Washington County: 1850-2010**



Source: SEWRPC



**Table 6.1  
Land Use Trends in Washington County: 1990-2015**

Land Use Category	Area (acres)					Change in Area						
	1990	2000	2010	2015	1990-2000		2000-2010		2010-2015		1990-2015	
					Acres	Percent Change	Acres	Percent Change	Acres	Percent Change	Acres	Percent Change
Urban	18,130	24,510	28,295	29,001	6,380	35.2	3,785	15.4	706	2.5	10,871	60.0
Residential												
Single-Family	343	533	761	764	190	55.4	228	42.8	3	0.4	421	122.7
Two-Family	474	760	926	937	286	60.3	166	21.8	11	1.2	463	97.7
Multifamily	105	114	110	110	9	8.6	-4	-3.5	0	0.0	5	4.8
Mobile Homes	19,052	25,917	30,092	30,812	6,865	36.0	4,175	16.1	720	2.4	11,760	61.7
Commercial	966	1,332	1,749	1,834	366	37.9	417	31.3	85	4.9	868	89.9
Industrial	1,135	1,574	1,864	2,053	439	38.7	290	18.4	189	10.1	918	80.9
Transportation, Communications, and Utilities (TCU)												
Arterial Street Rights-of-Way	4,411	5,825	6,012	6,063	1,414	32.1	187	3.2	51	0.8	1,652	37.5
Nonarterial Street Rights-of-Way	6,660	8,339	9,484	9,514	1,679	25.2	1,145	13.7	30	0.3	2,854	42.9
Railroad Rights-of-Way	951	878	732	738	-73	-7.7	-146	-16.6	6	0.8	-213	-22.4
Communications, Utilities, and Other Transportation	534	575	587	579	41	7.7	12	2.1	-8	-1.4	45	8.4
TCU Subtotal	12,556	15,617	16,815	16,894	3,061	24.4	1,198	7.7	79	0.5	4,338	34.5
Governmental and Institutional	1,295	1,477	1,757	1,852	182	14.1	280	19.0	95	5.4	557	43.0
Recreational	2,177	3,366	4,134	4,057	1,189	54.6	768	22.8	-77	-1.9	1,880	86.4
Unused Urban Lands <sup>a</sup>	901	1,757	1,983	1,836	855	94.9	226	12.9	-146	-7.4	935	103.7
Urban Subtotal	38,082	51,040	58,394	59,338	12,102	32.5	7,128	14.5	1,091	1.9	20,321	54.7
Nonurban												
Natural Resource Areas												
Woodlands	22,595	23,057	24,053	26,264	462	2.0	996	4.3	2,211	9.2	3,669	16.2
Wetlands	42,029	42,771	46,528	46,640	742	1.8	3,757	8.8	112	0.2	4,611	11.0
Surface Water	4,366	4,507	5,143	5,158	141	3.2	636	14.1	15	0.3	792	18.1
Natural Resource Areas Subtotal	68,990	70,335	75,724	78,062	1,345	1.9	5,389	7.7	2,338	3.1	9,072	13.1
Agricultural <sup>b</sup>	158,532	141,755	129,934	119,134	-16,777	-10.6	-11,821	-8.3	-10,800	-8.3	-39,398	-24.9
Extractive	957	1,266	1,452	1,518	309	32.3	186	14.7	66	4.5	561	58.6
Unused and Other Open Lands <sup>b, c</sup>	12,269	14,362	13,253	20,705	2,298	19.0	-1,109	-7.7	7,452	56.2	8,641	71.6
Nonurban Subtotal	240,748	227,717	220,363	219,419	-12,175	-5.0	-7,128	-3.1	-1,091	-0.5	-20,394	-8.4
Total	278,830	278,757 <sup>d</sup>	278,757	278,757	--	--	--	--	--	--	--	--

Table continued on next page.

**Table 6.1 (Continued)**

Note: As part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory and makes it more usable to public agencies and private interests throughout the Region. As a result of the change, however, land use inventory data for the years 2000, 2010, and 2015 are not strictly comparable with the 1990 data. At the County level, the most significant effect of the change is to increase the transportation, communication, and utilities category due to the use of actual street and highway rights-of-way as part of the 2000 land use inventory as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories.

<sup>a</sup> *Unused Urban Lands include lands located within urban areas or adjacent to urban lands that are not utilized for an identifiable use.*

<sup>b</sup> *A portion of the decrease in agricultural land is due to land being taken out of agricultural use, but not developed with urban use. Such lands are included in the Unused and Other Open Lands category.*

<sup>c</sup> *Unused and Other Open Lands in nonurban areas include lands in rural areas that are not utilized for agricultural purposes and do not encompass wetlands, woodlands, or water. There were 205 acres of active landfills in the County in 1990, which are also included in this category. All active landfills had closed by 2000.*

<sup>d</sup> *The reported size of the County decreased by 73 acres between 1990 and 2000 due to the use of more precise cadastral maps.*

Source: SEWRPC

**Table 6.2**  
**Equalized Value by Real Estate Class in Washington County: 2013 and 2016**

Real Estate Class	Statement of Equalized Values 2013			Statement of Equalized Values 2016			Change in Equalized Value from 2013 to 2016	
	Land(\$)	Improvements (\$)	Total(\$)	Land(\$)	Improvements(\$)	Total(\$)	Number(\$)	Percent
Residential	2,956,586,700	6,802,046,800	9,758,633,500	3,230,890,400	7,574,390,700	10,805,231,100	1,046,647,600	10.7
Commercial	469,603,800	1,456,507,800	1,926,111,600	493,976,700	1,542,430,300	2,036,407,000	110,295,400	5.7
Manufacturing	62,363,100	351,438,600	413,801,700	82,211,500	393,048,100	475,259,600	61,457,900	14.9
Agricultural	24,636,700	--	24,636,700	24,624,000	--	24,624,000	12,700	-0.1
Undeveloped	38,788,800	--	38,788,800	39,064,000	--	39,064,000	275,200	0.7
Ag. Forest	40,244,500	--	40,244,500	38,411,200	--	38,411,200	1,833,300	-4.6
Forest	25,059,700	--	25,059,700	26,318,100	--	26,318,100	1,258,400	5.0
Other	50,724,000	125,937,800	176,661,800	47,326,800	129,582,800	176,909,600	247,800	0.1
Total	3,668,007,300	8,735,931,000	12,403,938,300	3,982,822,700	9,639,451,900	13,622,274,600	1,218,336,300	9.8

Source: Wisconsin Department of Revenue and SEWRPC

These trends indicate a demand for additional land to accommodate urban land uses in the County, especially for single-family residential and the transportation infrastructure that serves residential development. These trends also indicate a decreasing supply of land for agricultural use, which may pose challenges to satisfying the desire of County residents to preserve productive farmland while ensuring there is an adequate supply of land to accommodate the projected increase of approximately 22,700 households and 23,500 jobs that is expected in Washington County by 2050.

### Land Price

Equalized value trends by real estate class in the County in 2013 and 2016 are set forth in Table 6.2. Residential properties experienced the greatest monetary increase in equalized value while manufacturing properties experienced the greatest proportional increases. Overall, the 10 percent increase in equalized value for the County between 2013 and 2016 was slightly larger than the 8 percent increase in equalized value Statewide over the same period.

Forest land and commercial properties in the County experienced moderate increases in value while agricultural forest land experienced a decrease of similar proportion. Agricultural land in the County also experienced a decrease in value, though very small. Despite this decrease in value, the sale price of agricultural land in the County that was to continue in agricultural use increased approximately 3 percent between 2010 and 2015.<sup>56</sup> This increase in sale price for the County's agricultural land that was to continue in agricultural use was small in comparison to the average land sale price of such land within the Southeastern Wisconsin Region (20 percent) or Statewide (39 percent).

### Urban Service Areas

Urban service areas are identified in the regional land use plan based on the sanitary sewer service areas delineated in the regional water quality management plan.<sup>57</sup> Urban service areas are currently served, or have the capacity and are eventually planned to be served, by a public sanitary sewer system and public sewage treatment plant. These services allow for relatively dense residential, commercial, and industrial uses, which characterize urban areas. Urban service areas are also typically served by public water supply, public parks, local schools, and shopping areas.

All urban service areas include areas to which sewer and water services are not provided; however, sewer services are planned to be provided to all areas within an urban service area within a maximum 20-year period. Urban service areas and areas served by sanitary sewers in Washington County include the Cities of Hartford and West Bend; the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger; and the unincorporated hamlet of Allenton in the Town of Addison, as shown on Map 9.1 in the Utilities and Community Facilities Element (Chapter 9).

<sup>56</sup> Data is derived from the Wisconsin Department of Revenue through real estate transfer returns. The transfer returns include information pertaining to the parties involved, size of the parcel, the predominant use of the land, and the sale price. The analysis of agricultural land prices includes only arm's length transactions; sales of agricultural land made under other than normal market conditions (such as family sales or foreclosures) are not included.

<sup>57</sup> Documented in the three-volume SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin, June 1979.

Portions of every urban service area in Washington County, except the Village of Newburg, are served by public water supply systems. Newburg residents and businesses rely on private wells as their water source.

### **Existing Land Uses – Washington County**

Land uses in the County in 2015 are shown on Map 6.2 and quantitatively summarized in Table 6.3. Figure 6.1 illustrates a comparison of the percentage of land uses in each category. Map 6.2 reflects the actual use of land in 2015, rather than zoning or future planned land use. Planned land uses are shown in the Recommendations Element (Chapter 12).

The existing land use map is based on the SEWRPC land use inventory conducted in 2015. The land use inventory is intended to serve as a relatively precise record of land use for the entire Region. Aerial photographs serve as the primary basis for identifying existing land uses, augmented by field surveys as appropriate. The most recent land use inventory was based on digital ortho (aerial) photography taken in the spring of 2015.

### **Urban Land Uses**

Urban land uses consist of residential; commercial; industrial; governmental and institutional; and transportation, communication, utility, and intensive recreational uses. As indicated in Table 6.3 and on Map 6.2, urban land uses encompassed about 59,338 acres, or about 21 percent of the County, in 2015.

#### Residential

Residential land comprised the largest urban land use category in the County, encompassing 30,812 acres, amounting to about 54 percent of all urban land or about 11 percent of the County in 2015. The land use inventory categorizes residential uses as single-family, two-family, and multifamily structures and mobile homes. Single-family homes occupied 29,001 acres or about 10 percent of the County in 2015. Of the land developed for residential uses, about 94 percent consisted of single-family residential uses. Higher-density single-family homes and two- and multifamily dwellings are concentrated in cities and villages with sewer service and in Allenton. Approximately 23 percent of the acreage in single-family residential use, or approximately 22 percent of the County's total residential land, was devoted to rural residential single-family development, which occurs at a net density of five acres or more per dwelling and is typically located in rural towns. Two-family dwellings and multifamily dwellings, which have three or more dwellings in a building, each accounted for approximately 0.3 percent of the County. Mobile homes occupied about 110 acres, or less than 0.05 percent of the County.



**Residential land comprised the largest urban land use category in the County, encompassing 30,812 acres, or about 11 percent of the County in 2015.**

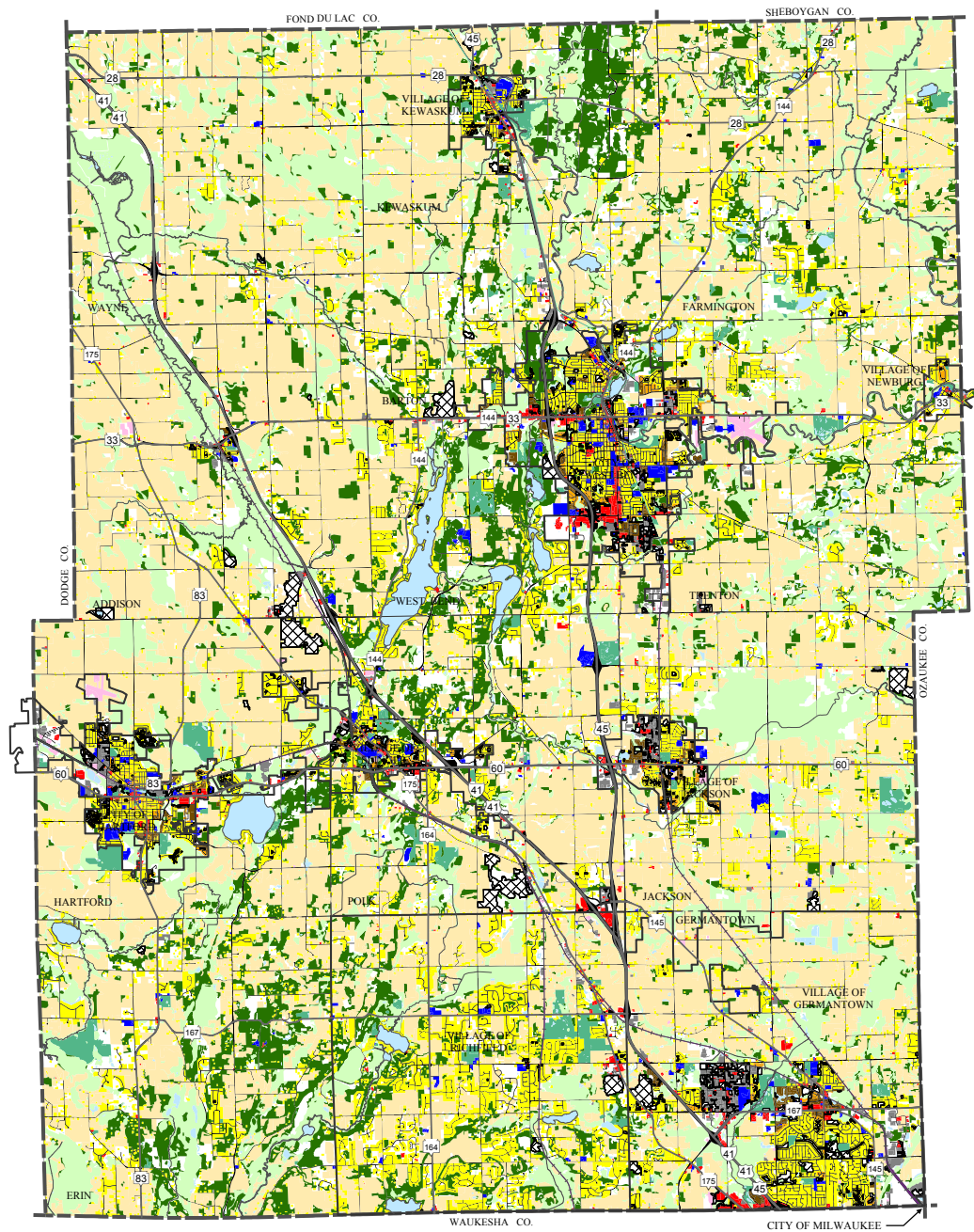
#### Commercial


















Commercial land encompassed about 1,834 acres, amounting to about 3 percent of all urban land or less than 1 percent of the County in 2015. Commercial development is concentrated in the County's urban service areas. The Cities of Hartford and West Bend, the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger, and the hamlet of Allenton in the Town of Addison each have central business districts with concentrations of office, retail, and service establishments. Commercial development including retail and service establishments and offices are also concentrated along highways and arterial streets on the fringes of the aforementioned communities as well as within the Village of Richfield and the Town of West Bend. There is limited commercial development outside the established urban service areas with a few exceptions, such as the business district in the Village of Richfield.



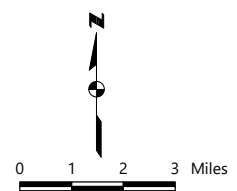
**Commercial land encompassed about 1,834 acres or less than 1 percent of the County in 2015.**

**Map 6.2**  
**Existing Land Uses in Washington County: 2015**



- |  |   |   |
|--|---|---|
|  SINGLE-FAMILY RESIDENTIAL                |  COMMUNICATIONS, UTILITIES, AND OTHER TRANSPORTATION |  EXTRACTIVE                             |
|  TWO-FAMILY RESIDENTIAL                   |  GOVERNMENTAL AND INSTITUTIONAL                      |  UNUSED URBAN LANDS                     |
|  MULTIFAMILY RESIDENTIAL AND MOBILE HOMES |  RECREATIONAL  |  UNUSED AND OTHER OPEN LANDS (NONURBAN) |
|  COMMERCIAL                               |  WOODLANDS   |   |
|  INDUSTRIAL                               |  WETLANDS  |   |
|  STREETS AND HIGHWAYS                     |  SURFACE WATER                                       |   |
|  RAILROADS                                |  AGRICULTURAL  |   |

Source: SEWRPC





**Table 6.3**  
**Land Uses in Washington County: 2015**

Land Use Category <sup>a</sup>	Area (acres)	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban			
Residential			
Single-Family	29,001 <sup>b</sup>	50.4	10.4
Two-Family	764	1.3	0.3
Multifamily	937	1.6	0.3
Mobile Homes	110	0.2	-- <sup>c</sup>
Residential Subtotal	30,812	53.6	11.0
Commercial	1,834	3.2	0.7
Industrial	2,053	3.6	0.7
Transportation, Communications, and Utilities (TCU)			
Arterial Street Rights-of-Way	6,063	10.5	2.2
Nonarterial Street Rights-of-Way	9,514	16.5	3.4
Railroad Rights-of-Way	738	1.3	0.3
Communications, Utilities, and Other Transportation <sup>d</sup>	579	1.0	0.2
TCU Subtotal	16,894	29.4	6.1
Governmental and Institutional <sup>e</sup>	1,852	3.2	0.7
Recreational <sup>f</sup>	4,057	7.1	1.5
Unused Urban Lands <sup>g</sup>	1,836	3.1	0.7
Urban Subtotal	59,338	100.0	21.4
Nonurban			
Natural Resource Areas			
Woodlands	26,264	12.0	9.4
Wetlands	46,640	21.2	16.7
Surface Water	5,158	2.4	1.9
Natural Resources Subtotal	78,062	35.6	28.0
Agricultural	119,134	54.3	42.7
Extractive	1,518	0.7	0.5
Unused and Other Open Lands <sup>h</sup>	20,705	9.4	7.4
Nonurban Subtotal	219,419	100.0	78.6
Total	278,757	--	100.0

<sup>a</sup> Parking included in associated use.

<sup>b</sup> Includes 6,633 acres of rural residential single-family development, which has a net density of five acres or more per dwelling and is typically located outside urban areas.

<sup>c</sup> Less than 0.05 percent.

<sup>d</sup> Other Transportation includes bus depots, airports, truck terminals, and transportation facilities not classified as street or railroad rights-of-way.

<sup>e</sup> Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.

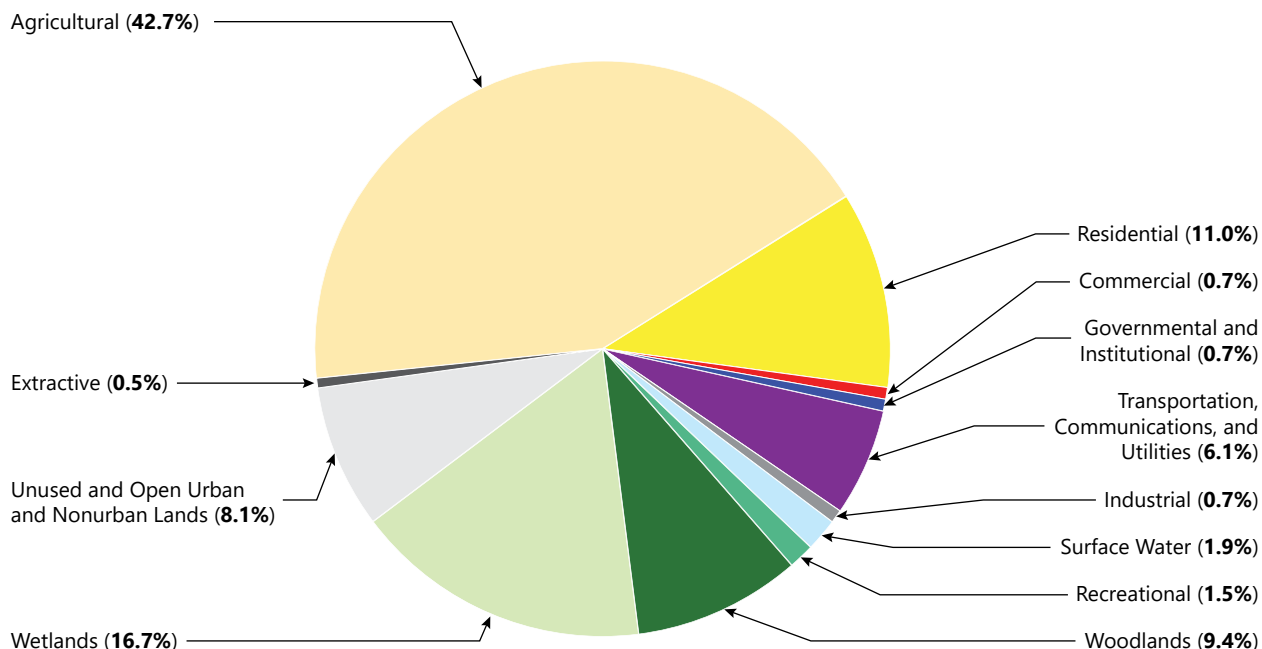
<sup>f</sup> Includes only land that is intensively used for recreational purposes.

<sup>g</sup> Unused urban lands are lands located within urban areas or adjacent to urban lands that are not utilized for an identifiable use.

<sup>h</sup> Unused and other open lands in nonurban areas include lands in rural areas that are not utilized for agricultural purposes and do not encompass wetlands, woodlands, or water.

Source: SEWRPC

**Figure 6.1**  
**Existing Land Uses in Washington County: 2015**



**Industrial**

Industrial land encompassed about 2,053 acres, amounting to about 4 percent of all urban land or less than 1 percent of the County in 2015. Much of the industrial land in the County is concentrated in business and industrial parks in cities and villages and on the west side of Allenton. Industrial sites are located outside of urban service areas on a limited basis. Business and industrial parks and other areas with concentrations of industrial land are generally located adjacent to arterial streets and highways to allow for good trucking and freight access. Table 10.10 and Map 10.2 in the Economic Development Element (Chapter 10) depict existing and proposed business and industrial parks in the County.



**Much of the industrial land in the County is concentrated in business and industrial parks in cities and villages and on the west side of Allenton.**

**Transportation, Communication, and Utilities**

Land used for transportation, utilities, and communications facilities comprised the second largest urban land use category in 2015. These uses encompassed about 16,894 acres, amounting to about 29 percent of all urban land or about 6 percent of the County. Streets and highways encompassed about 15,577 acres, or about 6 percent of the County, and railroad right-of-ways encompassed about 738 acres, or less than 1 percent of the County.



**Land used for transportation, communication, and utilities comprised the second largest urban land use category in 2015, encompassing about 6 percent of the County.**

source of fuel and had a total net generating capacity of 345 megawatts as of 2012. Additional information about utility uses and facilities is presented in the Utilities and Community Facilities Element (Chapter 9).

### Governmental and Institutional

Land used for government and institutional uses encompassed about 1,852 acres, amounting to about 3 percent of all urban land or less than 1 percent of the County in 2015. Governmental and institutional lands in the County generally include the County Courthouse, Public Agency Center, and the Corrections Building in the City of West Bend; the County Highway Department garages in the City of West Bend and Village of Slinger; municipal halls and other municipal facilities; post offices; public and private schools; libraries; colleges; hospitals and other special medical centers; and cemeteries. Information about these government and institutional uses and facilities is presented in the Utilities and Community Facilities Element (Chapter 9).



**Land used for government and institutional uses encompassed about 1,852 acres, or less than 1 percent of the County in 2015.**

### Recreational

Intensively used recreational land encompassed about 4,057 acres, amounting to about 7 percent of all urban land or almost 2 percent of the County in 2015. Intensively used recreational land only includes parks or portions of parks that have been developed with facilities such as playgrounds, major trails, tennis courts, baseball diamonds, soccer fields, and other playfields. A more detailed inventory of park and open space sites in the County is included in the Agricultural, Natural, and Cultural Resources Element (Chapter 5).



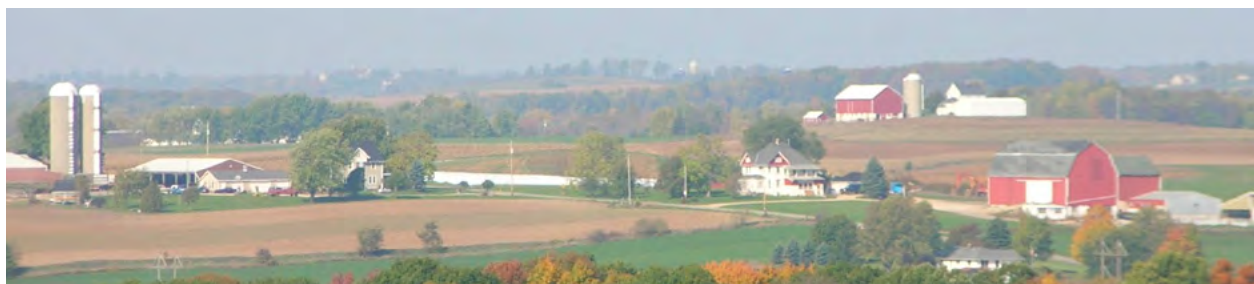
**Intensively used recreational land encompassed about 4,057 acres, or about 2 percent of the County in 2015.**

### **Nonurban Land Uses**

Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites; and unused and other open lands. As indicated in Table 6.3 and on Map 6.2, nonurban land uses encompassed about 219,419 acres, amounting to about 79 percent of the County in 2015.

### Agricultural Lands

Agriculture was the predominant land use in the County in 2015. Agricultural lands encompassed 119,134 acres, amounting to about 54 percent of nonurban land uses or about 43 percent of the County. Most of the County's agricultural land is located outside of urban service areas within the Towns of Addison, Farmington, Germantown, Hartford, Jackson, Polk, Trenton, and Wayne and the northern portions of the Town of Barton and the Village of Germantown. Agricultural lands include all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings. A more detailed inventory of agricultural land in the County is included in the Agricultural, Natural, and Cultural Resources Element (Chapter 5).



**Agricultural land was the predominate land use in the County in 2015. It encompassed 43 percent of the County.**

### Natural Resource Areas

Natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 78,062 acres, amounting to about 36 percent of nonurban land uses or about 28 percent of the County in 2015. Natural resource areas are located throughout the County, in both rural areas and within established urban service areas. A complete inventory of natural resource areas is included in the Agricultural, Natural, and Cultural Resources Element (Chapter 5).



**Natural resource areas combined encompass 78,062 acres, or about 28 percent of the County in 2015.**

### Extractive Sites

Extractive sites encompassed about 1,518 acres, or less than 1 percent of the County in 2015. There were nine operational nonmetallic mining sites in the County in 2015, which have been inventoried and mapped in the Agricultural, Natural, and Cultural Resources Element (Chapter 5). Nonmetallic mining includes the extraction of sand, gravel, stone, and peat.



**There were nine operational nonmetallic mining sites in the County in 2015.**

### Unused and Other Open Lands

Unused and other open lands encompassed about 20,705 acres, amounting to about 9 percent of nonurban land or about 7 percent of the County in 2015. Unused and other open lands in nonurban areas include lands in rural areas that are not utilized for agricultural purposes and do not encompass wetlands, woodlands, or water. Examples of such lands include undeveloped portions of park sites, excess transportation rights-of-way, lots that have been platted but not yet developed, subdivision outlots, and undeveloped portions of commercial and industrial lots in nonurban areas.

## **Former Landfills and Contaminated Sites**

### ***Former Landfills***

There are no active landfills in Washington County. As of 2016, the Wisconsin Department of Natural Resources (WDNR) had identified 78 former landfills in Washington County in the State registry of waste disposal sites. Former landfill sites are listed in Table 6.4 and shown on Map 6.3, and encompass over 400 acres. The WDNR uses a number of sources to identify former landfills, including State databases of registered landfills and demolition disposal permits. The WDNR Historic Registry of Waste Disposal Sites includes active, inactive, and abandoned sites where solid or hazardous wastes were known or likely to have been disposed. The inclusion of a site does not mean that environmental contamination has occurred, is occurring, or will occur in the future, but is intended to serve as a general informational source for the public and County and local officials regarding the location of waste disposal sites.

### ***Contaminated Sites***

The WDNR Bureau for Remediation and Redevelopment identifies and monitors contaminated sites. Contaminated sites include leaking underground storage tank (LUST) sites and environmental repair (ERP) sites. A LUST site has soil and/or groundwater contaminated with petroleum, which includes toxic and cancer causing substances. Over time, petroleum contamination naturally breaks down in the environment through biodegradation. This may result in some LUST sites emitting potentially explosive vapors. An ERP site is a site other than a LUST site that has contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that require long-term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. ERP sites also include areas with petroleum contamination from above-ground (but not from underground) storage tanks. The WDNR identified 41 contaminated sites in 2016 that were being monitored. Sites in Washington County are listed in Table 6.5 and shown on Map 6.4.

**Table 6.4**  
**Former Landfill Sites in Washington County: 2016**

<b>Number on Map 6.3</b>	<b>Site Name</b>	<b>Location (Local Government)</b>	<b>Size (acres)</b>
1	Town of Addison Landfill	Town of Addison	2.6
2	Wisconsin Department of Natural Resources (WDNR) Deer Pit	Town of Addison	0.1
3	Albert Luff Property	Town of Barton	1.3
4	Alden J. Belongia	Town of Barton	0.6
5	Len Dricken Property	Town of Barton	0.2
6	Walters Carpeting Store	Town of Barton	0.4
7	West Bend Sand and Gravel Company	Town of Barton	0.2
8	Town of Erin Dump/Earl Matter Gravel Pit	Town of Erin	4.4
9	Lazy Days Campground Inc.	Town of Farmington	1.2
10	Lazy Days Campground Inc.	Town of Farmington	1.0
11	Town of Farmington Landfill	Town of Farmington	4.8
12	Town of Farmington Landfill	Town of Farmington	-- <sup>a</sup>
13	Town of Farmington Landfill	Town of Farmington	-- <sup>a</sup>
14	George Strobel Farm	Town of Hartford	3.0
15	Leo Guelig Landfill	Town of Hartford	1.6
16	Pike Lake State Park	Town of Hartford	0.7
17	Bales Dump	Town of Jackson	0.8
18	Friedens Church Landfill	Town of Jackson	1.4
19	Lannon Stone Products Quarry/Jackson Cement Concrete Company	Town of Jackson	0.2
20	Lavern Remich	Town of Jackson	-- <sup>a</sup>
21	Town of Jackson Landfill	Town of Jackson	0.3
22	WDNR	Town of Jackson	7.4
23	Town of Kewaskum Landfill	Town of Kewaskum	4.5
24	Acme Disposal - Waste Management #307	Town of Polk	10.0
25	Ferdinand Andes Landfill	Town of Polk	0.2
26	Leroy Schmidt Dump	Town of Polk	8.9
27	Roland Koester Landfill	Town of Polk	0.6
28	Town of Polk (Lewis Property) #951	Town of Polk	1.0
29	Jeff Schneiss Property	Town of Trenton	0.2
30	McGraw Edison Company (Permaline)	Town of Trenton	1.0
31	Town of Trenton	Town of Trenton	1.3
32	Town of Trenton	Town of Trenton	3.7
33	Freeman Chem (Holzman Property)	Town of Wayne	23.4
34	Freeman Chem (Martin Property)	Town of Wayne	3.1
35	Town of Wayne	Town of Wayne	1.1
36	Town of Wayne	Town of Wayne	2.5
37	Clarks Tree Service (Wood)	Town of West Bend	0.4
38	Edward Martinson Property	Town of West Bend	1.0
39	Not available	Town of West Bend	-- <sup>a</sup>
40	Town of West Bend	Town of West Bend	3.8
41	Leroy Schmidt (Merqt Pit)	Village of Germantown	3.7
42	Merget Sand & Gravel Landfill	Village of Germantown	3.3
43	Omega Hills North Landfill/Waste Management of Wisconsin	Village of Germantown	171.4
44	Richard Brandt Property	Village of Germantown	3.1
45	Schreiner Landfill	Village of Germantown	-- <sup>a</sup>
46	Tom Reblin	Village of Germantown	-- <sup>a</sup>
47	Village of Germantown	Village of Germantown	-- <sup>a</sup>
48	Walterlin Construction Company	Village of Germantown	2.4
49	Village of Kewaskum Landfill	Village of Kewaskum	0.3
50	W.H. Voigt Property	Village of Newburg	2.3
51	Baumgartner Dump	Village of Richfield	0.3
52	Chris Beimel Landfill	Village of Richfield	2.1
53	Frank Licitar	Village of Richfield	-- <sup>a</sup>
54	Loosen Farm	Village of Richfield	-- <sup>a</sup>
55	Village of Richfield Landfill <sup>b</sup>	Village of Richfield	2.7

**Table continued on next page.**

**Table 6.4 (Continued)**

Number on Map 6.3	Site Name	Location (Local Government)	Size (acres)
56	Earl Indermuehle	Village of Slinger	0.5
57	Miller Brewery - Kratz Property	Village of Slinger	0.6
58	Slinger Foundry (Fillman Property)	Village of Slinger	16.8
59	Slinger Foundry (250 Hartford Road)	Village of Slinger	-- <sup>a</sup>
60	Slinger Foundry Landfill	Village of Slinger	6.2
61	Village of Slinger (280 Cedar Creek Road)	Village of Slinger	-- <sup>a</sup>
62	Washington County Highway Department Landfill	Village of Slinger	0.7
63	City of Hartford Landfill	City of Hartford	19.6
64	City of Hartford Landfill	City of Hartford	-- <sup>a</sup>
65	George Borst III	City of Hartford	-- <sup>a</sup>
66	Hofmaier Tire Center	City of Hartford	-- <sup>a</sup>
67	Maurice Gahlman Jr. Property	City of Hartford	2.4
68	Walter Ise Property	City of Hartford	2.3
69	City of West Bend	City of West Bend	1.7
70	City of West Bend Incinerator	City of West Bend	10.7
71	David Bohn Landfill	City of West Bend	0.1
72	Gehl Company Pit	City of West Bend	0.6
73	Glen Peters Landfill	City of West Bend	2.4
74	Joseph Mrazek Property	City of West Bend	0.8
75	Otten Property Landfill	City of West Bend	6.3
76	Peter Pirsch and Sons (Groth)	City of West Bend	3.0
77	Richard Sander Property	City of West Bend	2.9
78	City of West Bend Sanitary Landfill	City of West Bend	27.6
Total – 78 sites			-- <sup>c</sup>

<sup>a</sup> Area not provided in WDNR Registry.

<sup>b</sup> Referred to as the Town of Richfield Landfill in the WDNR Registry.

<sup>c</sup> Total of 395.7 acres reported, plus an unknown acreage in 13 sites whose area is not included in the WDNR Registry.

Source: Wisconsin Department of Natural Resources Historic Registry of Waste Disposal Sites and SEWRPC

### Opportunities for Redevelopment

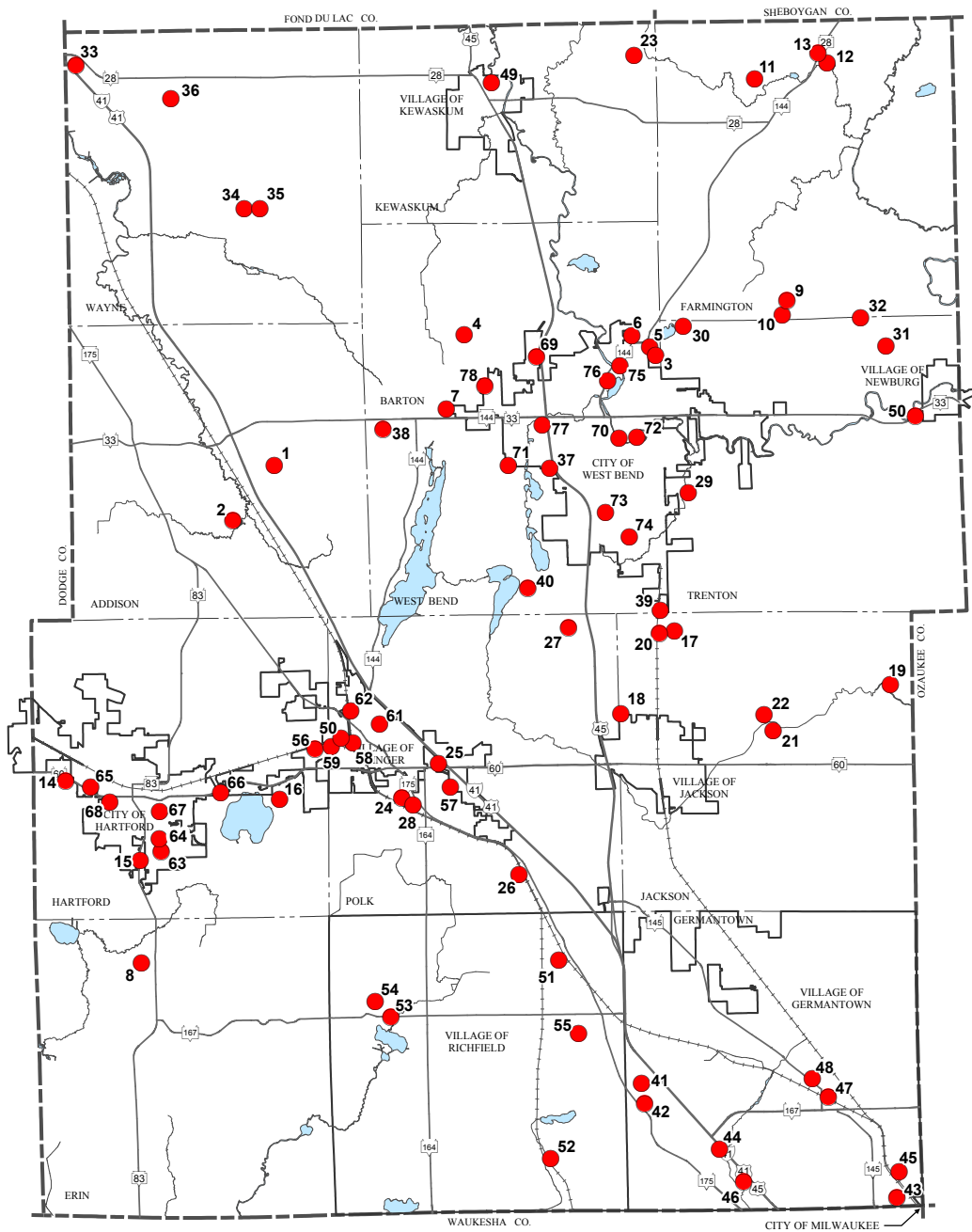
The greatest opportunities for redevelopment in the County exist where there is available land served by existing infrastructure, typically in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns, and older shopping centers located in cities and villages. Downtown redevelopment efforts in recent years may be most notable in the Cities of Hartford and West Bend. Several such economic development efforts and other programs that can help to facilitate downtown commercial district rehabilitation are inventoried in the Economic Development Element (Chapter 10).

Additional opportunities for commercial, mixed-use, multifamily, or light industrial redevelopment may occur on environmentally contaminated sites, which are identified on Map 6.4 and in Table 6.5. The WDNR administers a number of brownfield redevelopment grant programs that can assist communities and developers with redevelopment efforts. A grant from one such program, the U.S. EPA Brownfield Redevelopment Program, was awarded to a coalition including the County, the Cities of Hartford and West Bend, and the Villages of Jackson, Richfield, and Slinger, and is described in Chapters 2 and 10. Through 2016, the program has helped coalition communities promote the redevelopment of environmentally contaminated sites within the County by conducting Phase I and Phase II environmental site assessments, completing remedial action and/or redevelopment plans, and performing community outreach and education related to redevelopment opportunities for several environmentally contaminated sites, identified in Table 10.13 in Chapter 10.

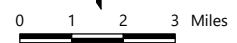
### Existing and Potential Land Use Conflicts

Land use conflicts between communities in the County are most common in town areas directly adjacent to cities and villages. Conflicts arise as towns allow or plan for residential development near city and village borders at densities that are not cost efficient for cities and villages to provide with urban services, at such time as the city or village might annex that part of the town. Conversely, conflicts arise as cities and villages

**Map 6.3**  
**Former Landfill Sites in Washington County: 2016**



- FORMER LANDFILL SITE
- 15** REFERENCE NUMBER  
(SEE TABLE 6.4)
- SURFACE WATER



Source: Wisconsin Department of Natural Resources and SEWRPC

**Table 6.5  
Contaminated Sites in Washington County: 2016**

Number on Map 6.4	Name	Location	Activity Type <sup>a</sup>
1	Town of Barton Weasler Engineering	7801 USH 45 N	ERP
2	Town of Jackson Quincy Containers (Former)	869 CTH NN	ERP
3	Town of Jackson Garage	3685 Division Road	LUST
4	West Shore Pipe Line – Grandville North Pipe Line	Between 1880 and 1836 Western Avenue	ERP
5	Town of Polk WisDOT – 4350 STH 60	4350 STH 60	LUST
6	Town of Wayne Hahn Sky Ranch (Former)	5045/5121 CTH D	ERP
7	Town of West Bend Tri-Par Service	5105 CTH P	LUST
8	Village of Germantown Gehl Foods Inc.	N116 W15970 Main Street	ERP
9	Waste Management of Wisconsin – Omega Hills Landfill	N96 W12730 County Line Road	ERP
10	Village of Kewaskum 347 Main Street	347 Main Street	ERP
11	Herriges Oil Bulk Plant – South	215 Railroad Street	ERP
12	Kewaskum Living Waters Church	100 Clinton Street	LUST
13	Village of Richfield Gerald Lofy	4167 Pioneer Road	ERP
14	Goetz Garage	1704 STH 175	LUST
15	Kosterman Parcel <sup>b</sup>	2099 STH 175	LUST
16	Laubenheimers Garage <sup>b</sup>	1860 STH 175	LUST
17	Village of Slinger 203 Hartford Road West Parcel	203 Hartford Road	ERP
18	E. H. Wolf Warehouse Property East Parcel <sup>b</sup>	Kettle Moraine Drive	ERP
19	Niphos Coatings Inc. (Former) <sup>b</sup>	308 Oak Street	ERP
20	City of Hartford City of Hartford	Wilson Drive and East Monroe Avenue	ERP
21	NW Corner Parcel – South Street and Branch Street	158 Branch Street	ERP
22	Jerrys Dry Cleaning (Former)	28 S. Main Street	ERP
23	Menasha Packaging Hartford Plant	621 N. Wacker Drive	LUST
24	N. Bookend Redevelopment Site – Parcel H <sup>b</sup>	217 N. Main Street	ERP
25	N. Bookend Redevelopment Site – Parcel E <sup>b</sup>	212 N. Johnson Street	ERP
26	N. Bookend Redevelopment Site – Parcel F <sup>b</sup>	207 N. Main Street	ERP
27	N. Bookend Redevelopment Site – Parcel D <sup>b</sup>	37 W. State Street	ERP
28	City of West Bend Clothes Clinic Laundry Site	712 W. Washington Street	ERP
29	Cooleys Inc.	117 Wisconsin Street	LUST
30	Decorah Shopping Center Annex	1011-1025 S. Main Street	ERP
31	EIS Brake Parts	133 Oak Street	ERP
32	Fields Furniture (Former)	150 Veterans Avenue	ERP
33	West Bend Co. (Former) – Area 1	611 Veterans Avenue	ERP
34	West Bend Co. (Former) – TIF Parcel #5 <sup>b</sup>	134 Wisconsin Street	ERP
35	Gehl Parking Lot/Standard Oil (Former) <sup>b</sup>	134 Wisconsin Street	LUST
36	O'Connor Oil Bulk Plant	108 West Decorah Road	LUST
37	Ol' Tyme Cleaners	910 S. Main Street	ERP
38	Robot Car Wash	1975 N. Main Street	LUST
39	TIF District #12 – Gehl Co. (Former)	143 Water Street	LUST
40	Tri-Par Oil Co.	1613 Washington Avenue	LUST
41	West Bend Co. (Former) – TIF Parcel #8	107 W. Water Street	ERP

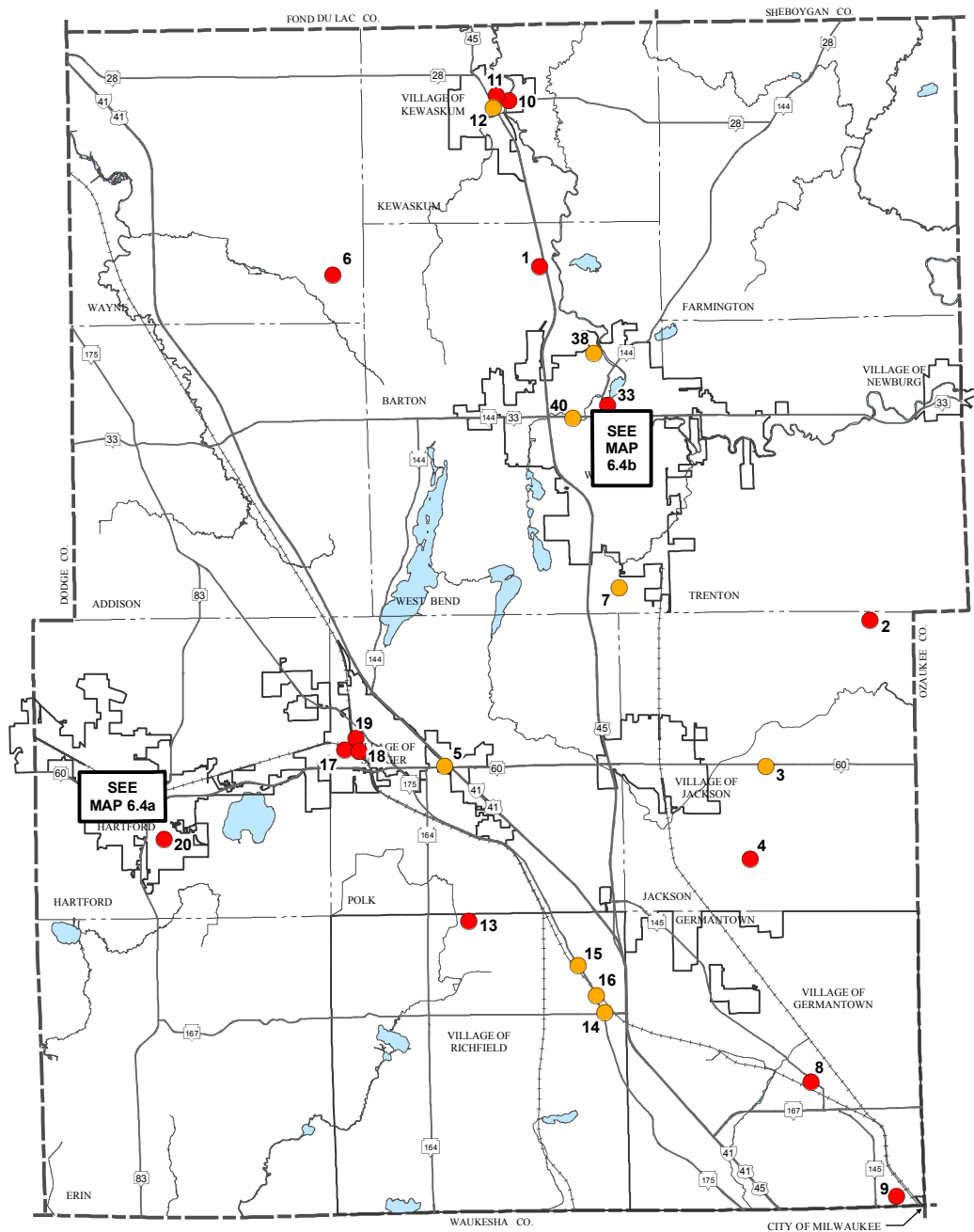
<sup>a</sup> Includes Environmental Repair (ERP) sites and Leaking Underground Storage Tank (LUST) sites.

<sup>b</sup> This site is currently undergoing remediation through Washington County's Site Redevelopment Program (SRP), which is described in Existing Plans and Ordinances (Chapter 2).

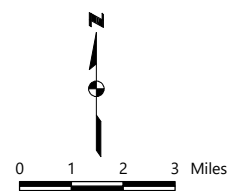
Source: Wisconsin Department of Natural Resources and SEWRPC



**Map 6.4  
Contaminated Sites in Washington County: 2016**



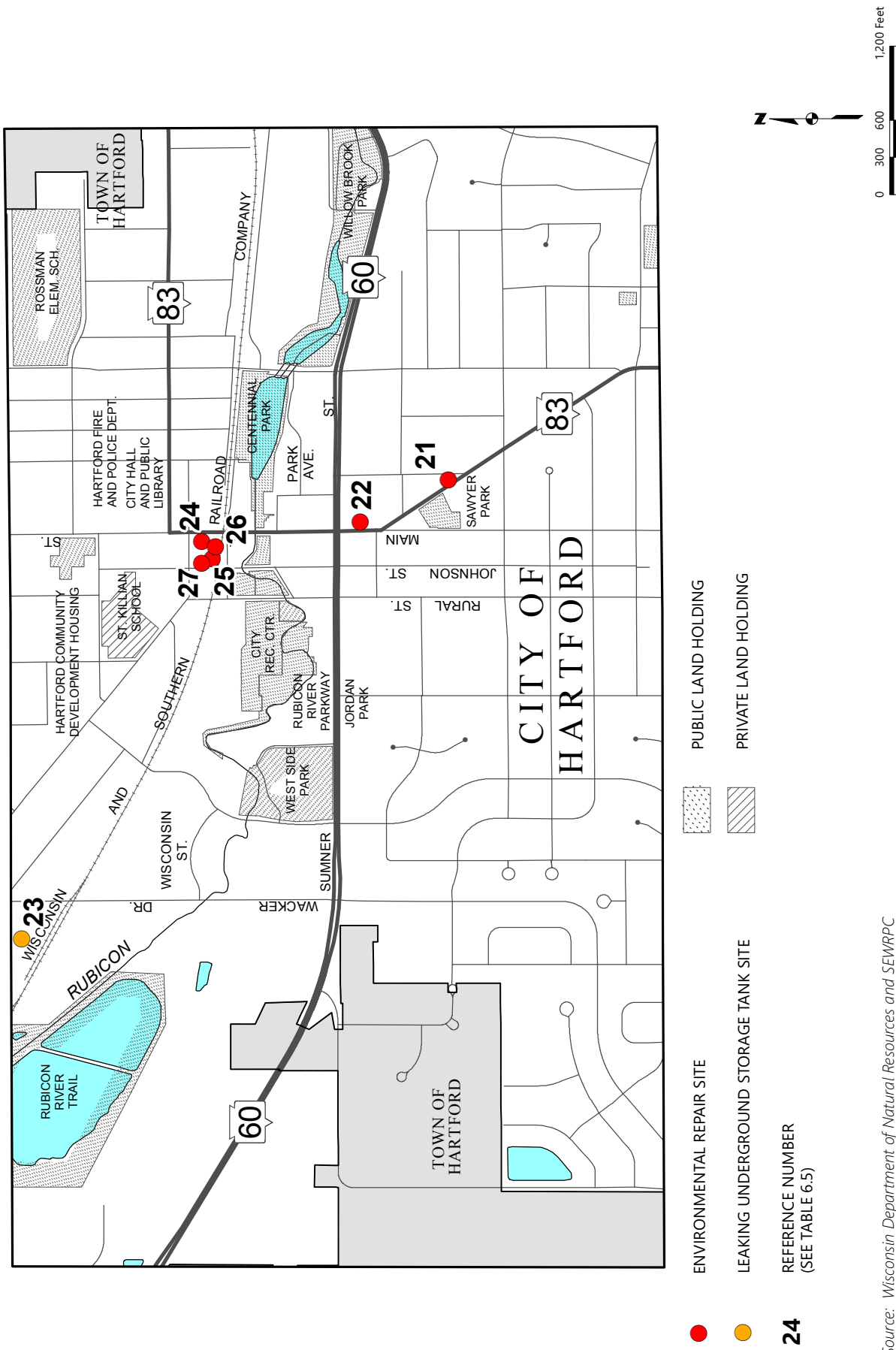
- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- 4** REFERENCE NUMBER (SEE TABLE 6.5)
- SURFACE WATER



Source: Wisconsin Department of Natural Resources and SEWRPC

**Map 6.4a**

**Contaminated Sites in the City of Hartford: 2016**

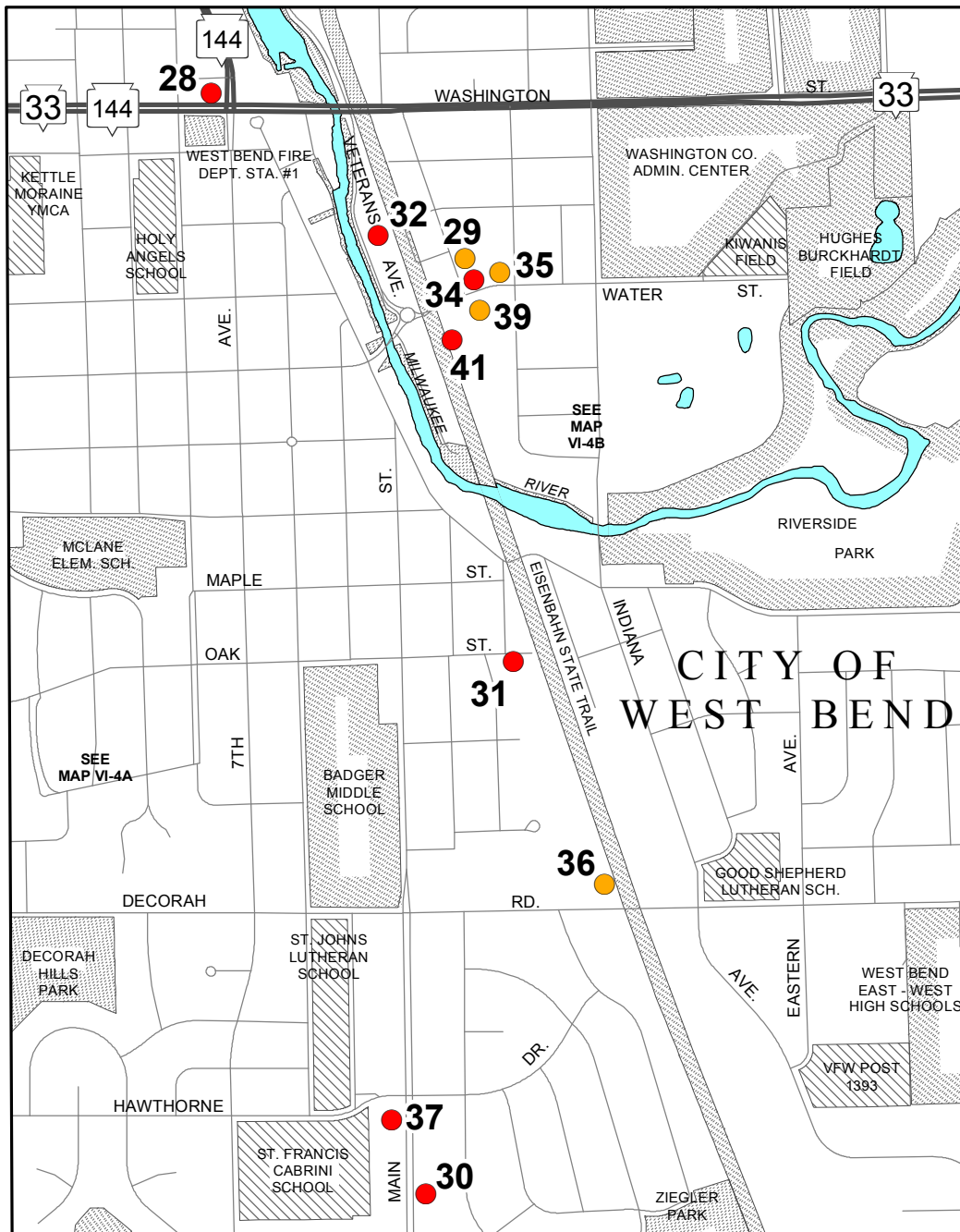


- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- PUBLIC LAND HOLDING
- PRIVATE LAND HOLDING

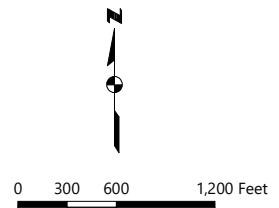
**24** REFERENCE NUMBER (SEE TABLE 6.5)

Source: Wisconsin Department of Natural Resources and SEWRPC

**Map 6.4b**  
**Contaminated Sites in the City of West Bend: 2016**



- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- 32** REFERENCE NUMBER (SEE TABLE 6.5)
- PUBLIC LAND HOLDING
- PRIVATE LAND HOLDING



Source: Wisconsin Department of Natural Resources and SEWRPC

review and deny proposed subdivisions within extraterritorial plat review areas, which prevents residential development in the towns. A boundary agreement between a town and an adjacent city or village may help address conflicts between towns and adjacent municipalities.<sup>58</sup>

### 6.3 FRAMEWORK FOR DEVELOPING THE COUNTY LAND USE PLAN MAP

#### Inclusion of City, Town, and Village Plans in the County Plan

Section 59.69(3)(b) of the *Wisconsin Statutes* explicitly requires that a county development (comprehensive) plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a master plan or official map adopted by a city or village under Section 62.23 “shall control” in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the County comprehensive plan. Planning areas included in city and village comprehensive plans are shown on Map 6.5.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>59</sup> may not be included in the (city) master plan without the consent of the county board of supervisors.” During the preparation of the initial multi-jurisdictional comprehensive plan, the Washington County Attorney determined that the County Planning and Parks Department is a “regional planning department.” Based on that determination, the County land use plan map does not include city and village land use plan designations for areas outside city or village boundaries.<sup>60</sup> The only exceptions are areas identified in the boundary agreement between the Town of West Bend and City of West Bend as areas that will be annexed over time into the City and areas identified in the mediated cooperative plan agreement between the Village of Jackson and the Town of Jackson to be attached to the Village of Jackson. Land use designations from the City of West Bend land use plan map and the Village of Jackson preliminary land use plan map are included on the County plan map for those areas.

On August 10, 2004, the Washington County Board of Supervisors adopted 2004 Resolution 35, which established criteria regarding the incorporation of town land use plans into the County Land Use Element, including the land use plan map, of the Washington County comprehensive plan. The resolution states that the County will accept a Town land use plan if the plan is in “substantial agreement” with the objectives, principles, and standards of the regional land use plan prepared and adopted by SEWRPC. The Planning, Conservation, and Parks Committee (PCPC)<sup>61</sup> of the County Board was assigned the responsibility for determining if each town plan was in substantial agreement with the regional land use plan, based on a recommendation from SEWRPC. The Public Works Committee reviewed each Town land use plan map for this plan update to determine if it could be considered in “substantial agreement” with the regional land use plan by meeting the following key recommendations of the regional plan:

1. Primary environmental corridors should be recommended for preservation in accordance with the guidelines set forth in the regional plan, which are listed in Table 2.1 in Chapter 2. The regional plan recommends the preservation of primary environmental corridors throughout the seven-county region. As shown in Table 2.1, specified limited uses, including residential development at a density of

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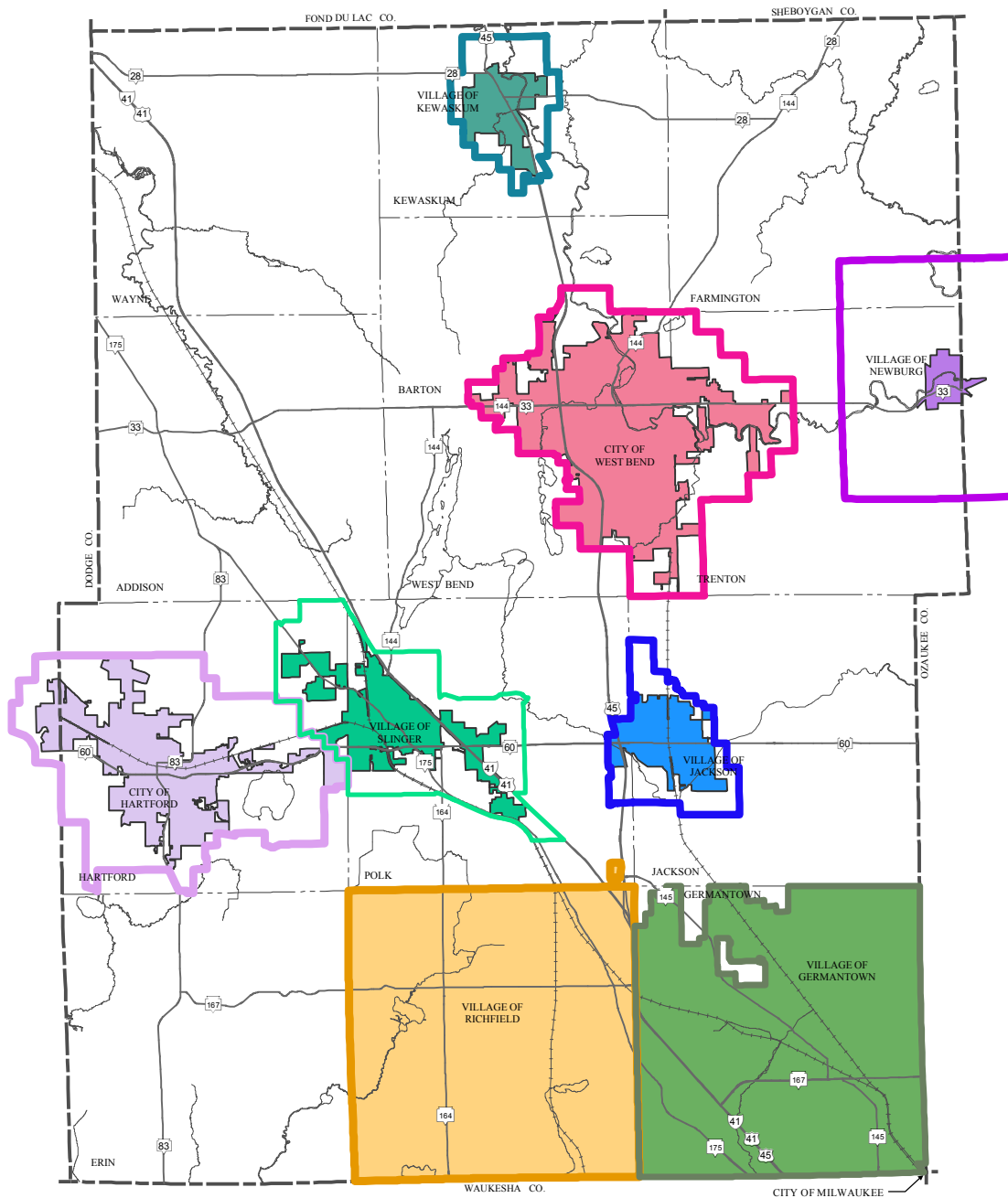
<sup>58</sup> *The Wisconsin Statutes grant cities and villages the authority to approve or deny subdivision plats within 1.5 miles of villages and cities of the fourth class, and within three miles of cities of the first, second, or third class (the Cities of Hartford and West Bend are cities of the third class). Cities and villages may also enact extraterritorial zoning regulations for their extraterritorial areas, but must work with the affected town to develop and approve such regulations. See Appendix C for additional information on extraterritorial authorities.*

<sup>59</sup> *In accordance with Section 61.35 of the Statutes, the same provisions apply to villages.*

<sup>60</sup> *Land use plan maps adopted by cities and villages in the County (including preliminary draft updates for the Villages of Jackson and Kewaskum) as of January 24, 2019, are included in the Intergovernmental Cooperation Element (Chapter 11) to the full extent of the city or village planning area. Town land use plan maps are also included in Chapter 11.*

<sup>61</sup> *The Land Use and Planning Committee has assumed the duties of the former Planning, Conservation, and Parks Committee (PCPC).*

**Map 6.5**  
**Planning Areas Used in Adopted City and Village Comprehensive Plans in Washington County: 2016**

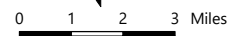


**PLANNING AREA BOUNDARY**

- |  |   |  |  |
|--|---|--|--|
|  | VILLAGE OF GERMANTOWN<br>(Comprehensive Plan: 2020) |  | VILLAGE OF SLINGER<br>(Comprehensive Plan: 2040)                     |
|  | VILLAGE OF JACKSON<br>(See Note)                    |  | VILLAGE OF RICHFIELD<br>(Comprehensive Plan: 2033)                   |
|  | VILLAGE OF KEWASKUM<br>(Comprehensive Plan: 2035)   |  | CITY OF HARTFORD<br>(Planned Sewer Service Area:<br>Approved 9/2006) |
|  | VILLAGE OF NEWBURG<br>(Comprehensive Plan: 2035)    |  | CITY OF WEST BEND<br>(Comprehensive Plan: 2020)                      |

Notes: A mediated cooperative plan agreement between the Village of Jackson and the Town of Jackson was approved by the Wisconsin Department of Administration in May 2018. Boundary changes resulting from the agreement have been incorporated into the County land use plan map (Map 12.1) presented in the Recommendations Element (Chapter 12).

The planning area for the Village of Slinger reflects the plan update adopted in November 2017.



Source: Local Governments and SEWRPC

no more than one housing unit per five acres in upland portions of primary environmental corridors, located outside natural areas and critical species habitat sites, are considered compatible with protection of the corridors, provided that buildings are kept off steep slopes. The regional plan also recommends that county and local governments consider protecting isolated natural resource areas as well, exercising the discretion of the county or local governing body in so doing. For the County plan, the Land Use and Planning Committee has determined that primary environmental corridors and isolated natural resource areas should be protected.

2. Urban-density development should occur within and adjacent to the urban service areas identified in the regional plan. Urban development proposed within one-half mile of a planned sewer service area was considered, for this review, to be in substantial agreement with the regional plan. This flexibility is consistent with a recognition in the regional plan that sewer service areas may be adjusted from time-to-time to meet urban land market and other conditions.
3. Development outside planned urban service areas should be limited to agricultural uses; rural residential uses at a density of no more than one home per five acres; and limited areas of highway-related services and commercial and industrial development to serve farmers, rural residents, and the traveling public. A town plan was considered to be in substantial agreement with the regional land use plan if the average proposed residential density of the town outside the expanded urban service area was no more than one home per five acres, or if no more than about 20 percent of the town outside the expanded urban service area is proposed to be developed for urban uses. The "expanded urban service area" refers to the planned sewer service area plus a one-half mile buffer.

The regional land use plan also recommends preserving prime agricultural lands outside planned urban service areas. Criteria to identify farmland preservation areas in Washington County were established as part of the farmland preservation planning process conducted by the County from 2011 to 2013. The updated farmland preservation plan was approved by the County Board and incorporated into the previous edition of this comprehensive plan as Appendix T as part of Amendment 2013-02. Town plans were considered to be in substantial agreement with the regional plan if they were consistent with the update to the Washington County farmland preservation plan. Both the Farmland Preservation and General Agricultural land use categories were considered when determining substantial agreement with the regional land use plan recommendation to preserve prime agricultural land. All Town plans were reviewed by SEWRPC at the time that Amendment 2013-1 was prepared and were found to be in substantial agreement with the regional land use plan. Town plans that were updated through the County multi-jurisdictional comprehensive plan update process have also been found to be in substantial agreement with the regional plan and are incorporated into the updated County land use plan map in the Recommendations Element (Chapter 12).

### **Background Data and Maps**

Chapters 2 through 10 provide background data and maps used to help design the County land use plan map. In addition to the detailed information and inventories included in those chapters, the comprehensive planning law requires that the following maps be included in the Land Use Element:

- ***Productive Agricultural Soils***

Washington County conducted an analysis to identify land that may be most suitable for long-term agricultural use as part of the Farmland Preservation Plan adopted in 2013. Soil type, quality, and productivity were considered in the analysis. County and local governments reviewed the resulting draft farmland preservation areas (FPAs), depicted on Map T-7 of the County farmland preservation plan. FPAs formally adopted as part of the plan, which do not include all of the draft FPAs, are depicted on Map 2.2 in Chapter 2 of this report. Additional information about the farmland preservation plan is provided in the Agricultural, Natural, and Cultural Resources Element (Chapter 5).

- ***Natural Limitations to Building Site Development and Environmentally Sensitive Lands***

Natural resources and features within the County are also identified in the Agricultural, Natural, and Cultural Resources Element (Chapter 5). These features were reviewed by the local government partners and the Comprehensive Planning Advisory Committee when the first edition of this plan was prepared. Several natural resource features that may limit development were included on a map, "Natural Limitations to Building Site Development in Washington County," based on approval of the

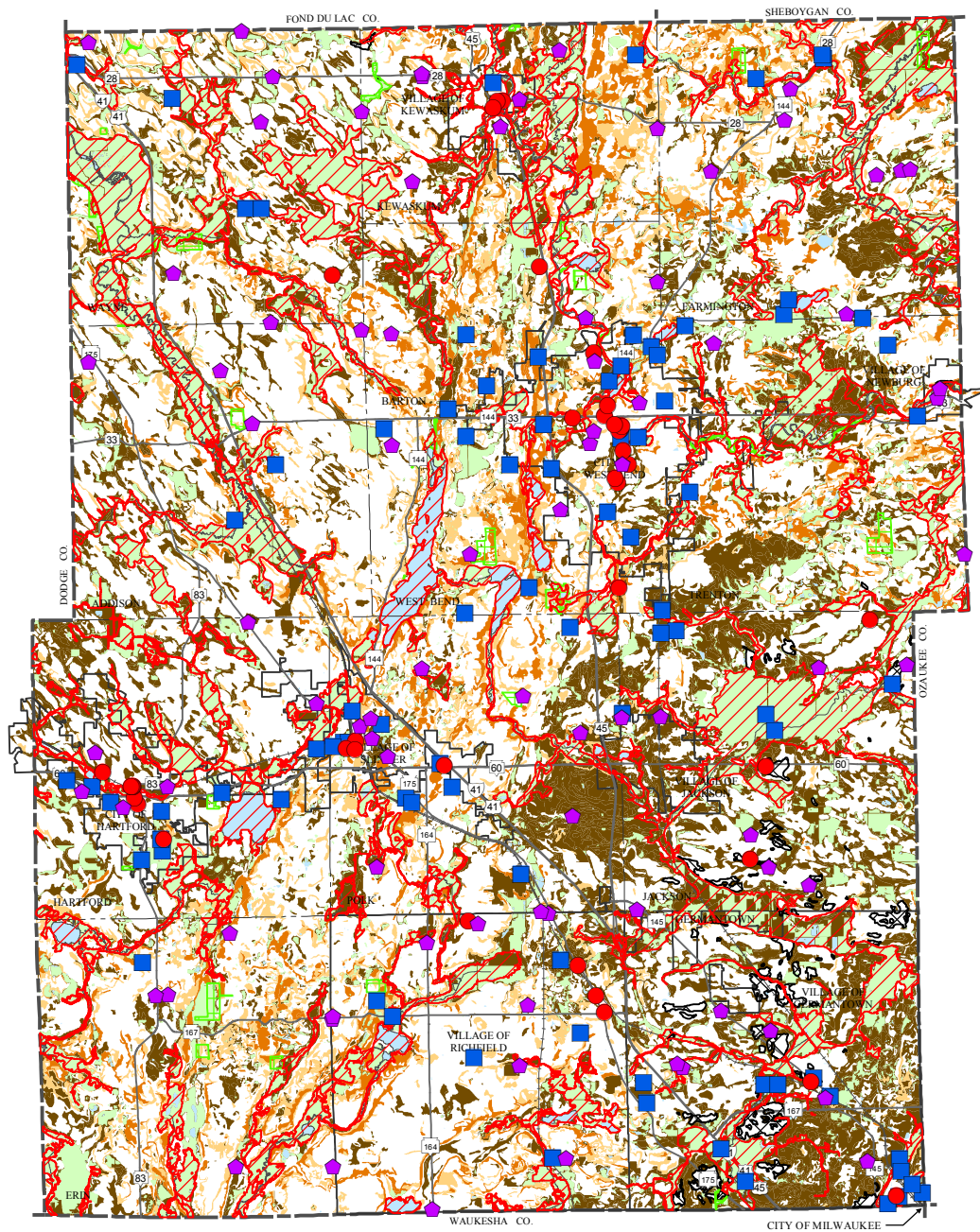
Advisory Committee for the first edition of this plan. An update to that map, Map 82 in the first edition of this plan, is shown on Map 6.6. The map features include one-percent-annual-probability (100-year recurrence interval) floodplains, bedrock within three feet of the surface, slopes of 12 percent or greater, wetlands, hydric soils, and surface water. Additional constraints to development, or special circumstances that must be carefully addressed when a parcel is developed, such as conservation easements, cemeteries, environmentally contaminated sites, and former landfills, are also included on Map 6.6. All of these conditions affect the construction costs of urban development, and may limit the location of buildings, pavement, utilities, and private onsite wastewater treatment systems (POWTS). In some cases, particularly in wetlands and floodplains, State regulations and County ordinances will also affect site development.












Environmentally sensitive lands are shown on Map 6.7, and include primary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites, surface water, wetlands, woodlands, and one-percent-annual-probability floodplains. Recommendations for the protection and management of these resources can be found in the Recommendations Element (Chapter 12).

- ***Utilities and Community Services***

The comprehensive planning law requires the Land Use Element to include maps showing boundaries of areas to which public utility and community services will be provided by the plan design year. Such maps are included in the Utilities and Community Facilities Element (Chapter 9).

## Map 6.6 Natural Limitations to Building Site Development in Washington County

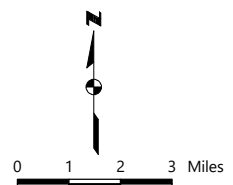


- |   |  |   |   |
|---|--|---|---|
|  | CEMETERIES (2015)  |  | SLOPES 12 TO 20 PERCENT (2016)          |
|  | ENVIRONMENTALLY CONTAMINATED SITES (2016)  |  | SLOPES GREATER THAN 20 PERCENT (2016)   |
|  | FORMER LANDFILLS (2016)  |  | WETLANDS (2015)                         |
|  | ONE-PERCENT-ANNUAL-PROBABILITY FLOODPLAINS (100-YEAR RECURRENCE INTERVAL) (FEMA FIS, OCTOBER 2015) |  | HYDRIC SOILS OUTSIDE OF WETLANDS (2016) |
|  | CONSERVATION EASEMENT SITES (2017)   |  | SURFACE WATER (2015)                    |
|  | BEDROCK WITHIN 3 FEET (2016)   |   |   |

Notes: Documentation for FEMA study reaches are summarized on the Washington County Digital Flood Insurance Rate Map in the Flood Insurance Study, October 16, 2015.

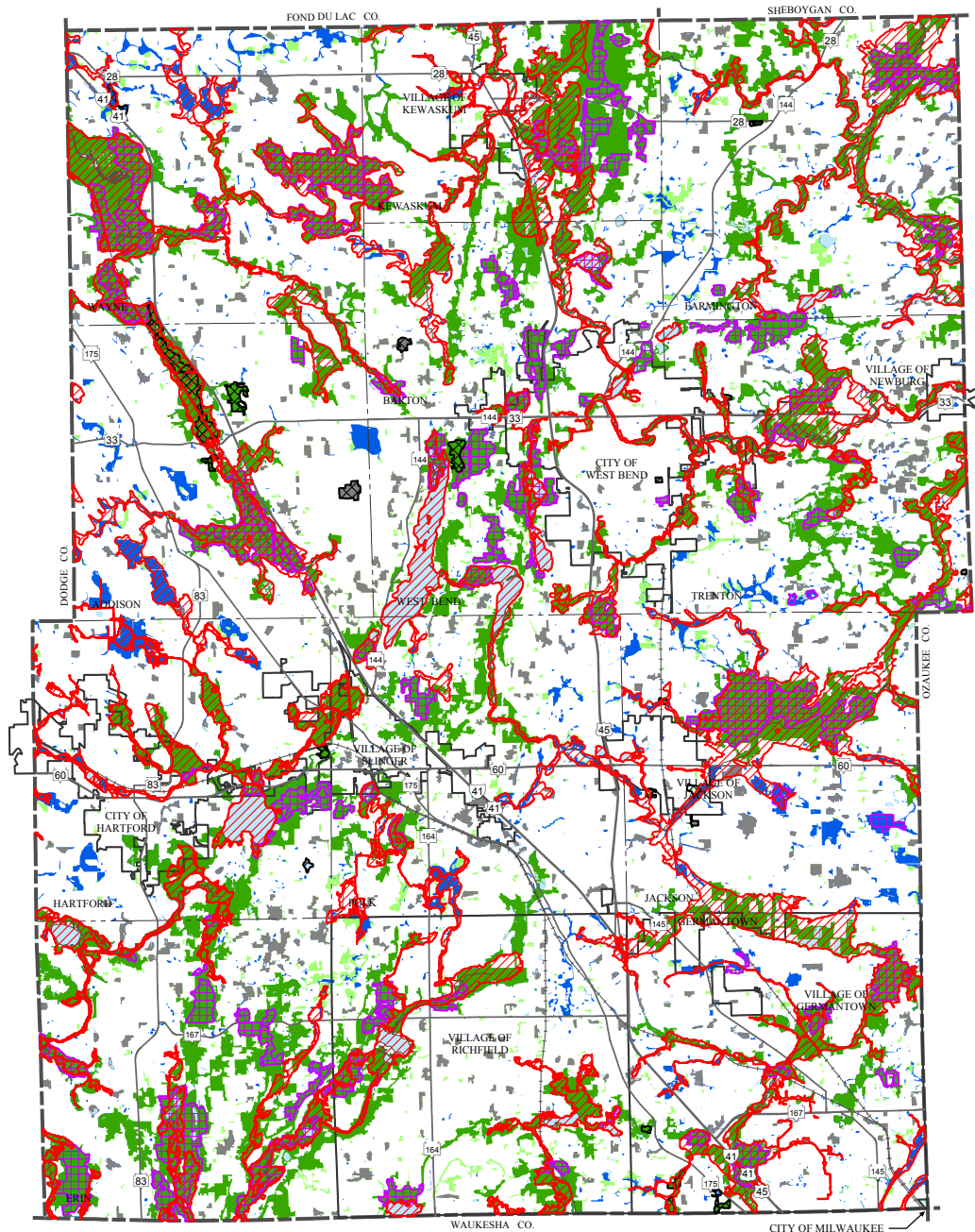
Each local government participating in the multi-jurisdictional comprehensive planning process selected natural limitations to building site development to be included in the land use element of the town or village plan, which may differ from features shown on this county map. Refer to community comprehensive plans for more information.









Source: Federal Emergency Management Agency, USDA-Natural Resources Conservation Service, Wisconsin Department of Natural Resources, and SEWRPC



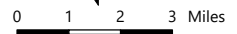


**Map 6.7**  
**Environmentally Sensitive Areas in Washington County**



- |   |  |   |  |
|---|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR (PEC) (2015)  |  | SURFACE WATER (2015)   |
|  | ISOLATED NATURAL RESOURCE AREA (INRA) (2015) |  | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |
|  | NATURAL AREA (2016)                          |   |  |
|  | CRITICAL SPECIES HABITAT SITE (2016)         |   |  |
|  | WOODLANDS OUTSIDE PEC AND INRA (2015)        |   |  |
|  | WETLANDS OUTSIDE PEC AND INRA (2015)         |   |  |

Note: Each local government participating in the multi-jurisdictional comprehensive planning process selected environmentally sensitive areas to be included in the land use element of the town or village plan, which may differ from features shown on this county map. Refer to community comprehensive plans for more information.



Source: Federal Emergency Management Agency and SEWRPC





Credit: Washington County

## 7.1 INTRODUCTION

The Housing Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(b) of the *Statutes* requires the Housing Element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the County and participating local governments. The majority of this data comes from the U.S. Bureau of the Census American Community Survey, for the most current time period available during the preparation of this plan update (2010-2014). The American Community Survey (ACS) is a continuous survey of the American population. The data presents an average of the responses received during that five-year time period. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the County and participating local governments that provide a range of housing choices that meet the needs of people of all income levels, age groups and abilities
- Promote the availability of land for the development or redevelopment of affordable housing
- Maintain or rehabilitate existing housing stock

Section 7.2 of this chapter provides information about existing housing stock, including age, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter 3 of this report, is used to analyze future housing needs for residents of the County and participating local governments. Household projections are presented at the end of Section 7.2.

Section 7.3 summarizes government programs that facilitate the provision of housing for residents of Washington County, including affordable housing, and Section 7.4 includes information on community policies and ordinances affecting housing, including zoning regulations for minimum home sizes, minimum lot sizes, and housing types established by local governments. Housing-related goals, objectives, policies, and programs are presented in Chapter 12 of this report.

## 7.2 BACKGROUND INFORMATION AND PROJECTIONS

### Housing Supply

The characteristics of the existing housing stock in the County have been inventoried to help determine the number and type of housing units that will best suit the needs of Washington County residents through 2050. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Median sale price of housing units
- Monthly cost of housing units by tenure (owner- or renter-occupied)
- Number of bedrooms
- Structure type and year built

### Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in the County and each local government is a key piece of information needed to forecast the number of additional housing units the County will require in 2050. Table 7.1 and Figure 7.1 present the total number of housing units in the County and each local government in 2010.<sup>62</sup> There were 54,740 total housing units in the County. About 74 percent, or 40,480, were owner-occupied and about 20 percent, or 11,170, were renter-occupied. About 6 percent of the total housing units, or 3,090 units, were vacant. Figure 7.2 shows the percentage of owner-occupied units and renter-occupied units in the County and each local government in 2010.



**About 74 percent of the total housing units in the County were owner-occupied in 2010.**

### Vacancy

The vacancy rate of various housing types is also needed to forecast the number of additional housing units the County will require in 2050. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units within the County. The vacancy rates for both owner-occupied units and rental units are shown in Table 7.1. The Census determines vacancy rates by obtaining information through questionnaires completed by landlords, owners, neighbors, rental agents, and others.



**About 20 percent of the total housing units in the County were renter-occupied in 2010.**

Some vacancies are necessary for a healthy housing market. The Federal Department of Housing and Urban Development (HUD) guidelines recommend a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. As shown by Table 7.2, vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

<sup>62</sup> Totals based on the 2010 decennial census may differ from totals based on the 2010-2014 ACS.

**Table 7.1**  
**Total Housing Units in Washington County Communities: 2010<sup>a</sup>**

Community	Owner-Occupied Units			Renter-Occupied Units			Vacant Units		Total Housing Units
	Number	Percent of Total	Vacancy Rate	Number	Percent of Total	Vacancy Rate	Number	Percent of Total	
<b>Cities</b>									
Hartford <sup>b</sup>	3,851	63.8	3.0	1,834	30.4	7.4	347	5.8	6,032
West Bend	8,428	62.2	2.8	4,341	32.0	6.4	777	5.7	13,546
<b>Villages</b>									
Germantown	6,128	75.7	1.0	1,638	20.2	8.6	326	4.0	8,092
Jackson	2,180	71.2	3.5	690	22.5	9.5	191	6.2	3,061
Kewaskum	1,139	67.1	2.7	442	26.0	10.9	117	6.9	1,698
Newburg <sup>c</sup>	337	66.6	3.2	143	28.3	2.7	26	5.1	506
Richfield	3,972	91.6	0.7	198	4.6	4.8	168	3.9	4,338
Slinger	1,521	69.7	3.1	508	23.3	8.8	153	7.0	2,182
<b>Towns</b>									
Addison	1,114	82.7	0.6	197	14.6	3.0	36	2.7	1,347
Barton	925	86.0	1.2	108	10.0	4.4	43	4.0	1,076
Erin	1,331	89.6	0.6	74	5.0	6.3	80	5.4	1,485
Farmington	1,375	89.1	1.4	87	5.6	2.2	81	5.2	1,543
Germantown	82	89.1	0.0	9	9.8	0.0	1	1.1	92
Hartford	1,278	88.1	0.9	105	7.2	7.9	67	4.6	1,450
Jackson	1,381	90.7	0.9	97	6.4	5.8	45	3.0	1,523
Kewaskum	348	82.1	1.1	53	12.5	5.3	23	5.4	424
Polk	1,325	86.0	0.8	132	8.6	1.5	83	5.4	1,540
Trenton	1,588	88.4	1.4	133	7.4	5.7	75	4.2	1,796
Wayne	705	88.5	1.0	63	7.9	0.0	29	3.6	797
West Bend	1,472	66.5	1.2	318	14.4	9.3	422	19.1	2,212
Washington County <sup>d</sup>	40,480	74.0	1.8	11,170	20.4	7.2	3,090	5.6	54,740

<sup>a</sup> Totals are from U.S. Census Summary File 1, which is based on 100 percent of respondents to the 2010 Census.

<sup>b</sup> Includes entire City of Hartford.

<sup>c</sup> Includes entire Village of Newburg.

<sup>d</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census and SEWRPC

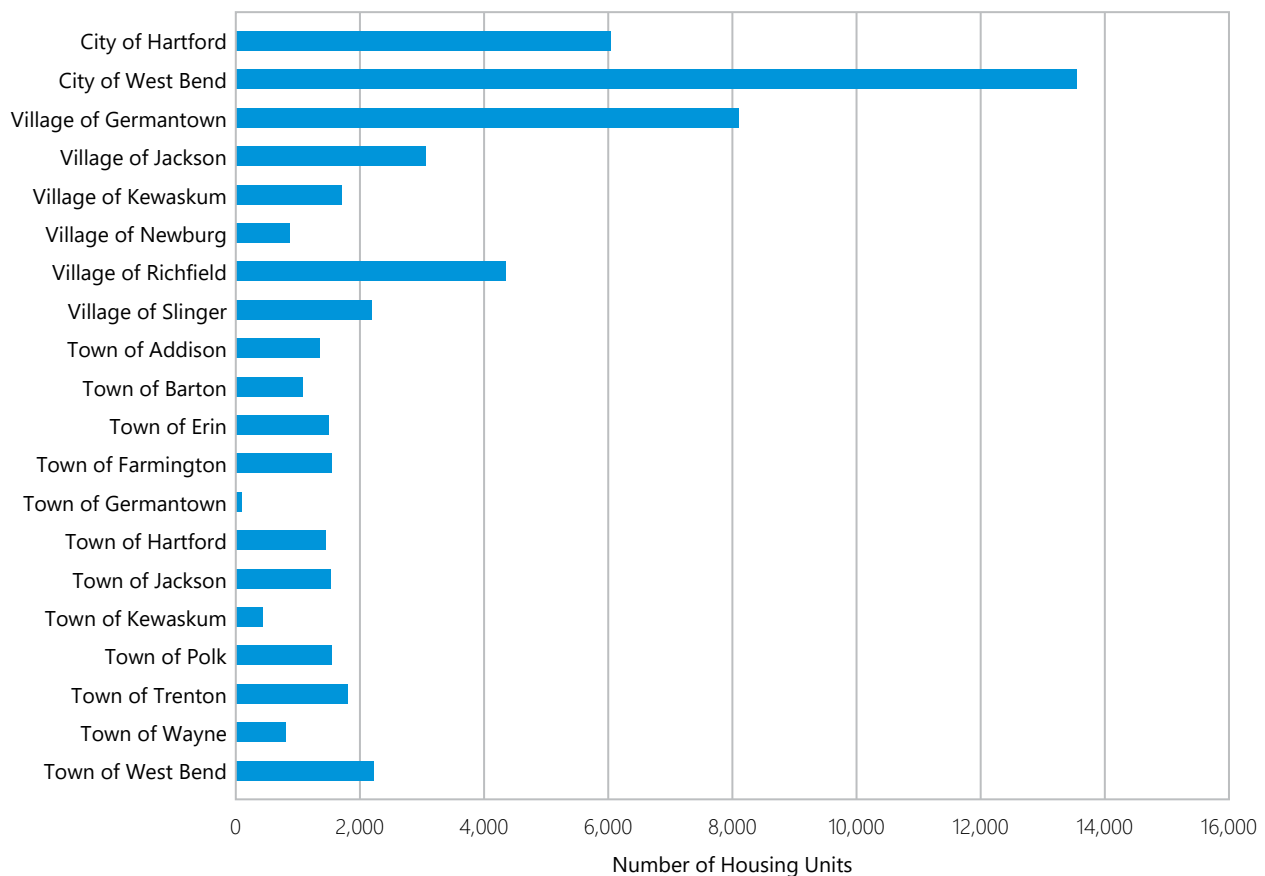
The overall vacancy rate in the County was about 6 percent in 2010. Although the overall vacancy rate met HUD guidelines, the rate was less than 3 percent in the Towns of Addison and Germantown. The Town of West Bend had a high vacancy rate of over 19 percent, likely due to seasonal cottages. About 80 percent of vacant housing units in the Town were in the “for seasonal, recreational, or occasional use” category.

As shown in Table 7.1, the vacancy rate in Washington County for owner-occupied units was about 1.8 percent, and the vacancy rate for rental units was about 7.2 percent. The owner-occupied unit vacancy rate was slightly higher than the minimum vacancy rate recommended by HUD to provide for an adequate choice of owner-occupied units, and the rental unit vacancy rate was higher than HUD guidelines. Six local governments met the HUD guideline for a minimum 1.5 percent vacancy rate for owner-occupied housing units, and twelve local governments met the HUD guideline for a minimum 5 percent vacancy rate for renter-occupied housing units.

### **Value of Owner-Occupied Housing Units**

Table 7.3 and Figure 7.3 present the estimated value of owner-occupied housing units in the County and each local government from the 2010-2014 ACS. These values can be used to determine if adequate home ownership opportunities are available for residents of all income levels in the County. The median value for owner-occupied housing units in the County from 2010-2014 was \$217,900.

**Figure 7.1**  
**Number of Housing Units in Washington County Communities: 2010**



Source: U.S. Bureau of the Census and SEWRPC

- About 3 percent had values less than \$50,000
- About 4 percent had values between \$50,000 and \$99,999
- About 13 percent had values between \$100,000 and \$149,999 and about 23 percent had values between \$150,000 and \$199,999
- About 33 percent had values between \$200,000 and \$299,999
- About 19 percent had values between \$300,000 and \$499,999 and about 5 percent had values over \$500,000

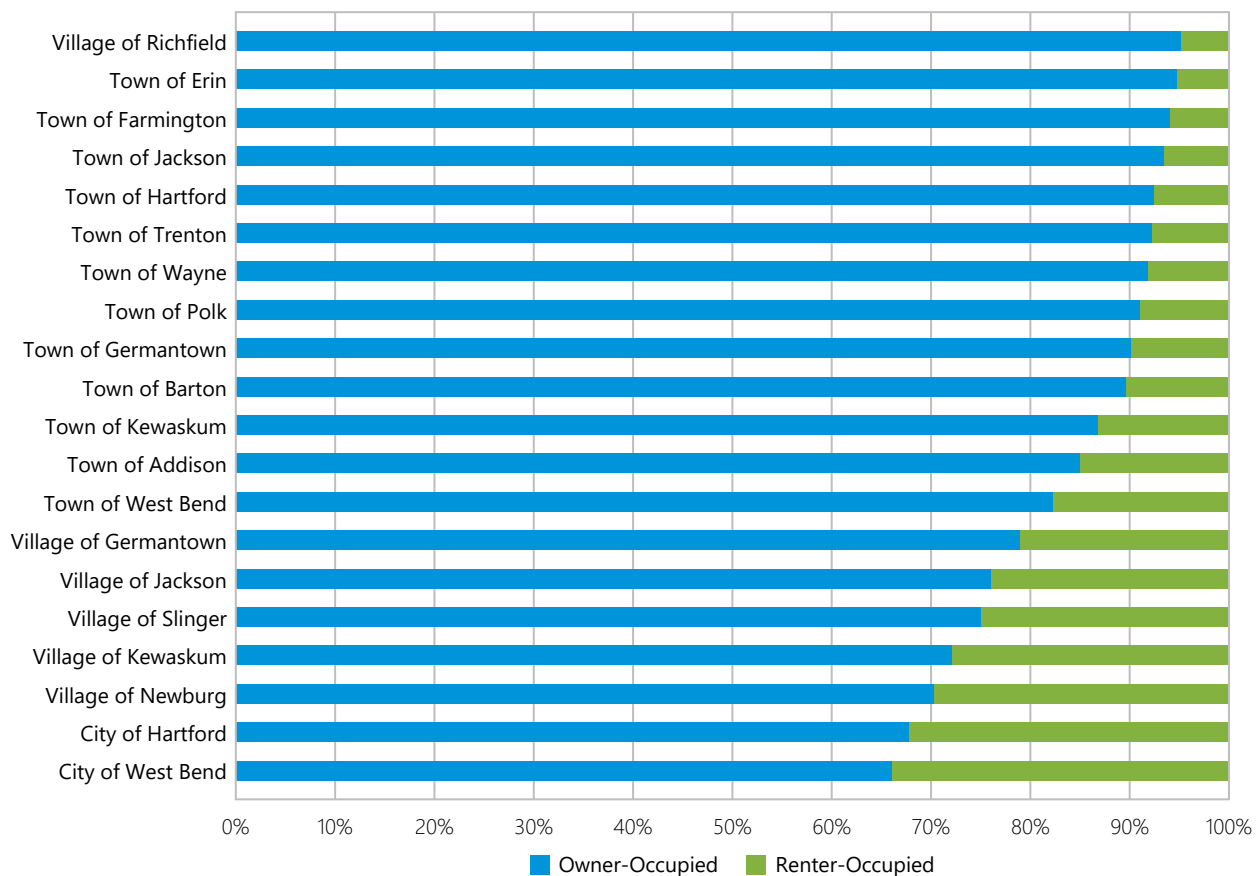
**Median Sales Prices**

Washington County’s Real Property Lister Division records information on all real estate sale transactions that occur in the County. Recorded information includes the real estate’s location, type, and the total value of the real estate transaction (sale price). Table 7.4 presents the median sale price for housing units in the County and each local government in 2014. In 2014, the median price was \$185,500 for a single-family home and \$157,500 for two-family or condominium units. 1,744 single-family and 52 two-family or condominium units were sold in 2014, making single-family housing the predominant form of housing sold in Washington County.



**In 2014, single-family housing units were the predominant form of housing sold in the County.**

**Figure 7.2**  
**Owner- and Renter-Occupied Housing Units in Washington County Communities: 2010**



Source: U.S. Bureau of the Census and SEWRPC

Sales of two-family and condominium housing units that did occur were primarily in the cities and villages. Towns had very little, if any, two-family or condominium housing unit sales. In 2014, the median prices for housing units were generally higher for towns than for cities and villages. The Town of Erin had the highest median price at \$312,500. The portion of Newburg that is in Washington County had the lowest median price at \$131,000.

Since 2014 there has been an increase in housing sales activity in Washington County. The Wisconsin Realtors Association reported an increase in number of units sold and median sales price for each year from 2014 to 2017. A combined total of 2,135 single-family, two-family, and condominium units were sold in Washington County in 2017, with a median sale price of \$215,900.

**Monthly Housing Costs**

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the County. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household’s gross monthly income. Table 7.5 sets forth monthly housing costs<sup>63</sup> for owner-occupied housing units with a mortgage in the County and each local government from the 2010-2014 ACS. The median monthly housing cost for homeowners with a mortgage in the County was \$1,646.

- About 29 percent of homeowners in the County with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs

<sup>63</sup> Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

**Table 7.2  
Housing Vacancy in Washington County Communities: 2010<sup>a</sup>**

Community	For Rent	For Sale Only	Rented or Sold, Not Occupied <sup>b</sup>	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant <sup>c</sup>	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
<b>Cities</b>									
Hartford <sup>d</sup>	148	120	16	12	--	51	347	6,032	5.8
West Bend	298	242	36	64	--	137	777	13,546	5.7
<b>Villages</b>									
Germantown	154	64	19	45	1	43	326	8,092	4.0
Jackson	73	79	7	10	--	22	191	3,061	6.2
Kewaskum	54	32	7	8	--	16	117	1,698	6.9
Newburg <sup>e</sup>	4	11	2	1	--	8	26	506	5.1
Richfield	10	28	9	78	--	43	168	4,338	3.9
Slinger	49	48	4	5	--	47	153	2,182	7.0
<b>Towns</b>									
Addison	6	7	1	5	--	17	36	1,347	2.7
Barton	5	11	5	6	--	16	43	1,076	4.0
Erin	5	8	--	46	--	21	80	1,485	5.4
Farmington	2	20	2	47	--	10	81	1,543	5.2
Germantown	--	--	--	1	--	--	1	92	1.1
Hartford	9	12	4	30	--	12	67	1,450	4.6
Jackson	6	12	3	9	--	15	45	1,523	3.0
Kewaskum	3	4	2	4	--	10	23	424	5.4
Polk	2	11	5	51	--	14	83	1,540	5.4
Trenton	8	22	3	22	--	20	75	1,796	4.2
Wayne	--	7	1	4	--	17	29	797	3.6
West Bend	33	18	8	338	--	25	422	2,212	19.1
<b>Washington County<sup>f</sup></b>	<b>869</b>	<b>756</b>	<b>134</b>	<b>786</b>	<b>1</b>	<b>544</b>	<b>3,090</b>	<b>54,740</b>	<b>5.6</b>

<sup>a</sup> Totals are based on 100 percent of the responses to the 2010 Census.

<sup>b</sup> The unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

<sup>c</sup> If a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

<sup>d</sup> Includes entire City of Hartford.

<sup>e</sup> Includes entire Village of Newburg.

<sup>f</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census and SEWRPC



**Table 7.3  
Value for Owner-Occupied Housing Units in Washington County Communities: 2010-2014<sup>a</sup>**

Community	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999		\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 or More		Total		Median Value (\$)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>																	
Hartford <sup>b</sup>	39	1.0	124	3.1	932	23.4	1,410	35.4	1,405	35.3	52	1.3	20	0.5	3,982	100.0	181,300
West Bend	218	2.6	782	9.2	2,136	25.0	3,164	37.0	1,730	20.2	423	4.9	90	1.1	8,543	100.0	165,600
<b>Villages</b>																	
Germentown	226	3.7	209	3.4	816	13.2	836	13.6	2,762	44.8	1,239	20.1	76	1.2	6,164	100.0	234,900
Jackson	304	14.4	132	6.2	274	12.9	555	26.2	753	35.5	102	4.8	--	--	2,120	100.0	180,100
Kewaskum	8	0.7	64	5.8	212	19.4	342	31.2	371	33.9	91	8.3	8	0.7	1,096	100.0	186,000
Newburg <sup>c</sup>	13	3.3	8	2.1	96	24.6	127	32.6	97	24.9	45	11.5	4	1.0	390	100.0	180,200
Richfield	97	2.4	28	0.7	17	0.4	427	10.4	1,502	36.4	1,552	37.6	501	12.1	4,124	100.0	299,400
Slinger	112	7.2	90	5.8	256	16.4	382	24.5	433	27.8	268	17.2	17	1.1	1,558	100.0	192,100
<b>Towns</b>																	
Addison	--	--	74	7.2	63	6.1	300	29.3	362	35.3	177	17.3	49	4.8	1,025	100.0	216,000
Barton	52	5.8	14	1.5	47	5.2	127	14.1	410	45.4	187	20.7	66	7.3	903	100.0	243,900
Erin	--	--	22	1.7	21	1.6	86	6.5	294	22.1	661	49.8	243	18.3	1,327	100.0	347,900
Farmington	30	2.3	6	0.4	67	5.0	234	17.6	612	46.0	352	26.4	30	2.3	1,331	100.0	258,900
Germentown	3	4.3	--	--	1	1.4	5	7.1	29	41.4	23	32.9	9	12.9	70	100.0	288,500
Hartford	28	2.3	20	1.6	30	2.4	263	21.4	601	48.9	275	22.4	12	1.0	1,229	100.0	235,900
Jackson	43	2.9	15	1.0	60	4.0	245	16.2	563	37.3	444	29.4	138	9.2	1,508	100.0	252,700
Kewaskum	8	2.4	16	4.7	11	3.2	52	15.3	126	37.2	89	26.3	37	10.9	339	100.0	257,400
Polk	13	1.0	14	1.0	85	6.4	193	14.5	340	25.6	493	37.1	192	14.4	1,330	100.0	305,200
Trenton	88	5.5	--	--	88	5.5	370	23.0	504	31.4	501	31.2	55	3.4	1,606	100.0	258,000
Wayne	19	2.4	6	0.8	37	4.8	180	23.2	292	37.6	208	26.8	34	4.4	776	100.0	262,000
West Bend	14	0.9	--	--	40	2.5	105	6.5	471	29.5	618	38.7	350	21.9	1,598	100.0	338,000
Washington County <sup>d</sup>	1,315	3.2	1,624	4.0	5,289	12.9	9,403	22.9	13,657	33.3	7,800	19.0	1,931	4.7	41,019	100.0	217,900

<sup>a</sup> The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings.

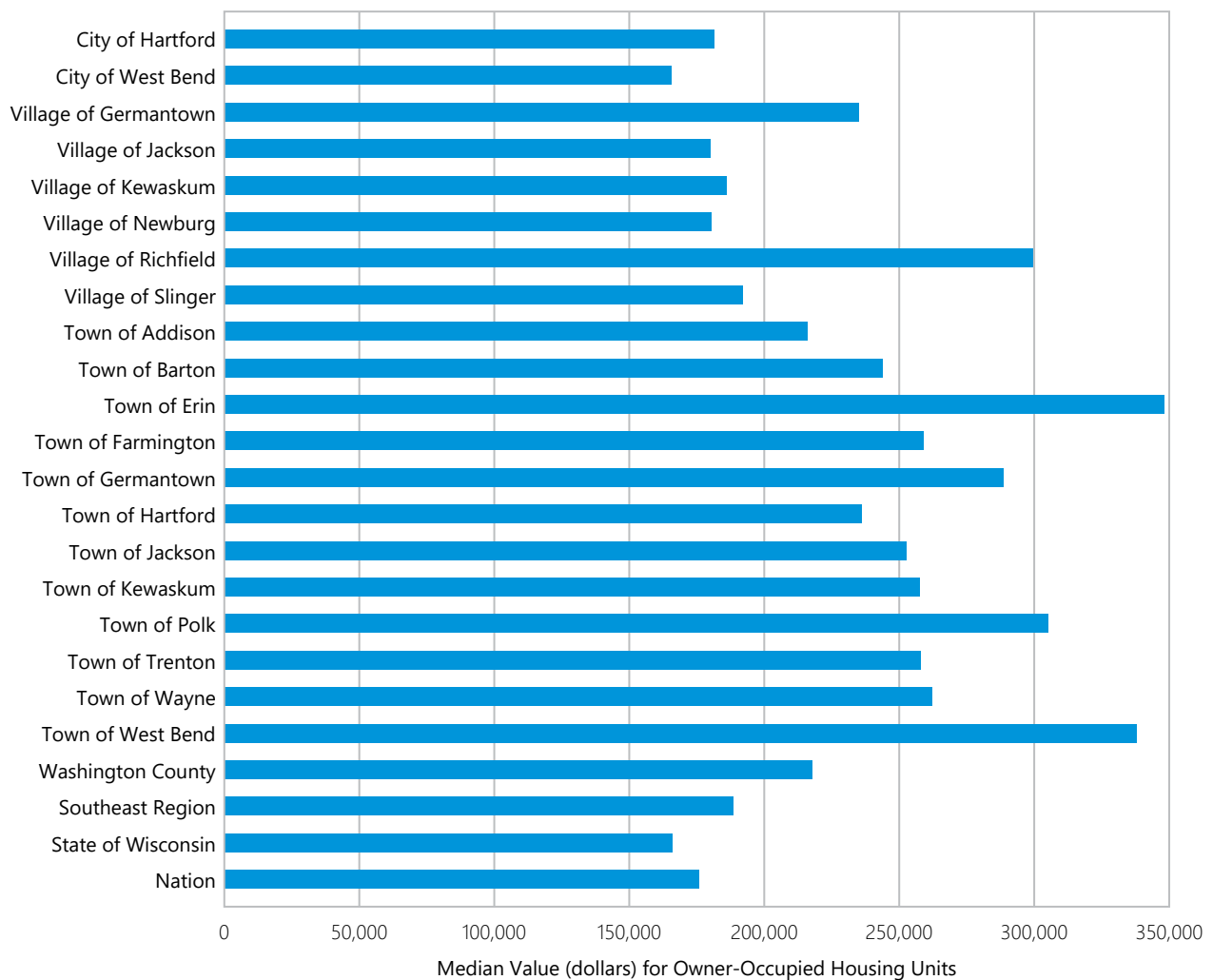
<sup>b</sup> Includes entire City of Hartford.

<sup>c</sup> Includes entire Village of Newburg.

<sup>d</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

**Figure 7.3**  
**Median Value of Owner-Occupied Housing Units in Washington County Communities: 2010-2014**



Source: U.S. Bureau of the Census and SEWRPC

- About 30 percent of homeowners spent between \$1,500 and \$1,999 and about 30 percent spent over \$2,000
- About 8 percent of homeowners spent between \$700 and \$999 and about 3 percent spent under \$700

The median monthly cost for homeowners with a mortgage was \$1,603 in the Region, \$1,431 in the State, and \$1,522 in the Nation.

Table 7.6 presents monthly housing costs for owner-occupied housing units without a mortgage in the County and each local government from the 2010-2014 ACS. The median monthly housing cost for homeowners without a mortgage in the County was \$587.

- About 44 percent of homeowners without a mortgage spent between \$500 and \$699 on monthly housing costs
- About 7 percent of homeowners spent between \$300 and \$399 and about 19 percent spent between \$400 and \$499
- About 27 percent of homeowners spent over \$700 and about 3 percent spent under \$300

**Table 7.4**  
**Median Sale Price for Housing Units in Washington County Communities: 2014**

Community	Single-Family Units		Multifamily Units <sup>a</sup>	
	Median Sales Price (\$)	Number of Sales Reported	Median Sales Price (\$)	Number of Sales Reported
<b>Cities</b>				
Hartford	170,000	218	132,500	10
West Bend	149,900	459	154,050	20
<b>Villages</b>				
Germantown	243,500	286	144,500	6
Jackson	179,000	111	290,000	1
Kewaskum	155,250	62	156,000	3
Newburg	131,000	15	125,700	3
Richfield	198,456	120	172,000	1
Slinger	179,600	79	198,000	5
<b>Towns</b>				
Addison	190,000	30	225,000	1
Barton	231,000	29	--	--
Erin	312,500	34	--	--
Farmington	228,000	31	--	--
Germantown	250,600	4	--	--
Hartford	215,500	34	--	--
Jackson	270,750	58	--	--
Kewaskum	246,500	9	--	--
Polk	257,450	42	290,500	2
Trenton	209,950	58	--	--
Wayne	209,450	18	--	--
West Bend	280,000	47	--	--
Washington County	185,500	1,744	157,500	52

<sup>a</sup> Includes two-family and condominium units.

Source: Washington County

The median monthly housing cost for homeowners without a mortgage was \$610 in the Region, \$533 in the State, and \$457 in the Nation.

Table 7.7 presents monthly housing costs for rental units, or gross rent, in the County and each local government from the 2010-2014 ACS. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent<sup>64</sup> category of Table 7.7. The median monthly cost for rental housing in the County was \$833.

- About 32 percent of renters in the County spent between \$750 and \$999 on monthly housing costs
- About 28 percent of renters spent between \$500 and \$749 and about 5 percent spent between \$300 and \$499
- About 23 percent of renters spent between \$1,000 and \$1,499 and about 6 percent spent more than \$1,500
- About 3 percent of renters made no cash payments for rental housing costs and about 3 percent spent less than \$300

The median monthly gross rent was \$822 in the Region, \$772 in the State, and \$920 in the Nation.

<sup>64</sup> These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

**Table 7.5  
Monthly Owner Costs for Specified Owner-Occupied Housing Units with a Mortgage in Washington County Communities: 2010-2014<sup>a</sup>**

Community	Less than \$700		\$700 to \$999		\$1,000 to \$1,499		\$1,500 to \$1,999		Over \$2000		Total		Median Cost (\$)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>													
Hartford <sup>b</sup>	51	1.8	293	10.2	1,003	34.8	992	34.4	541	18.8	2,880	100.0	1,551
West Bend	172	3.0	695	12.0	2,287	39.4	1,713	29.5	935	16.1	5,802	100.0	1,449
<b>Villages</b>													
Germantown	53	1.2	304	7.0	1,120	25.9	1,308	30.3	1,536	35.6	4,321	100.0	1,769
Jackson	128	7.9	162	10.0	443	27.5	539	33.4	341	21.2	1,613	100.0	1,545
Kewaskum	19	2.4	81	10.0	237	29.3	294	36.3	178	22.0	809	100.0	1,615
Newburg <sup>c</sup>	11	4.3	16	6.3	125	49.2	63	24.8	39	15.4	254	100.0	1,358
Richfield	53	1.9	161	5.7	442	15.6	784	27.7	1,391	49.1	2,831	100.0	1,981
Slinger	57	5.5	116	11.2	378	36.6	237	23.0	244	23.7	1,032	100.0	1,462
<b>Towns</b>													
Addison	25	3.4	52	7.1	296	40.5	188	25.7	170	23.3	731	100.0	1,493
Barton	30	5.0	57	9.6	125	21.1	179	30.2	202	34.1	593	100.0	1,672
Erin	4	0.5	31	3.6	118	13.7	265	30.7	444	51.5	862	100.0	2,026
Farmington	37	3.7	96	9.5	292	28.8	259	25.6	328	32.4	1,012	100.0	1,624
Germantown	1	2.0	2	4.0	3	6.0	23	46.0	21	42.0	50	100.0	1,923
Hartford	60	6.5	32	3.5	290	31.5	338	36.8	200	21.7	920	100.0	1,691
Jackson	--	--	100	9.3	283	26.5	362	33.8	325	30.4	1,070	100.0	1,651
Kewaskum	3	1.4	26	12.0	49	22.6	66	30.4	73	33.6	217	100.0	1,682
Polk	--	--	62	7.3	127	15.0	260	30.7	399	47.0	848	100.0	1,959
Trenton	64	6.0	35	3.3	249	23.3	361	33.8	359	33.6	1,068	100.0	1,782
Wayne	14	2.4	25	4.2	165	28.0	190	32.2	196	33.2	590	100.0	1,739
West Bend	15	1.3	57	5.0	304	26.6	198	17.3	569	49.8	1,143	100.0	1,992
Washington County <sup>d</sup>	797	2.8	2,403	8.4	8,336	29.1	8,619	30.1	8,491	29.6	28,646	100.0	1,646

<sup>a</sup> The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings.

<sup>b</sup> Includes entire City of Hartford.

<sup>c</sup> Includes entire Village of Newburg.

<sup>d</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

**Table 7.6  
Monthly Owner Costs for Specified Owner-Occupied Housing Units Without a Mortgage in Washington County Communities: 2010-2014<sup>a</sup>**

Community	Less than \$300		\$300 to \$399		\$400 to \$499		\$500 to \$699		Over \$700		Total		Median Cost (\$)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>													
Hartford <sup>b</sup>	--	--	65	5.9	189	17.1	671	60.9	177	16.1	1,102	100.0	577
West Bend	123	2.7	303	11.0	729	26.6	1,151	42.0	435	15.9	2,741	100.0	531
<b>Villages</b>													
Germantown	15	0.8	98	5.3	219	11.9	830	45.0	681	37.0	1,843	100.0	653
Jackson	27	5.3	15	3.0	67	13.2	273	53.8	125	24.7	507	100.0	622
Kewaskum	7	2.4	11	3.8	58	20.2	133	46.4	78	27.2	287	100.0	574
Newburg <sup>c</sup>	--	--	4	2.9	37	27.2	35	25.8	60	44.1	136	100.0	627
Richfield	31	2.4	41	3.2	200	15.5	545	42.1	476	36.8	1,293	100.0	594
Slinger	25	4.7	66	12.5	105	20.0	174	33.1	156	29.7	526	100.0	559
<b>Towns</b>													
Addison	--	--	36	12.3	33	11.2	163	55.4	62	21.1	294	100.0	566
Barton	38	12.3	14	4.5	45	14.5	154	49.7	59	19.0	310	100.0	549
Erin	--	--	1	0.2	56	12.0	196	42.2	212	45.6	465	100.0	683
Farmington	--	--	15	4.7	67	21.0	153	48.0	84	26.3	319	100.0	576
Germantown	2	10.0	--	--	1	5.0	4	20.0	13	65.0	20	100.0	800
Hartford	--	--	19	6.1	34	11.0	168	54.4	88	28.5	309	100.0	616
Jackson	--	--	16	3.6	105	24.0	225	51.4	92	21.0	438	100.0	566
Kewaskum	6	4.9	9	7.4	31	25.4	43	35.3	33	27.0	122	100.0	556
Polk	31	6.4	52	10.8	91	18.9	124	25.7	184	38.2	482	100.0	625
Trenton	16	3.0	27	5.0	168	31.2	209	38.9	118	21.9	538	100.0	567
Wayne	11	5.9	26	14.0	22	11.8	89	47.9	38	20.4	186	100.0	555
West Bend	--	--	29	6.4	86	18.9	125	27.5	215	47.2	455	100.0	678
Washington County <sup>d</sup>	332	2.7	847	6.8	2,343	18.9	5,465	44.2	3,386	27.4	12,373	100.0	587

<sup>a</sup> The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.

<sup>b</sup> Includes entire City of Hartford.

<sup>c</sup> Includes entire Village of Newburg.

<sup>d</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

**Table 7.7  
Monthly Gross Rent for Specified Renter-Occupied Housing Units in Washington County Communities: 2010-2014<sup>a</sup>**

Community	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent <sup>b</sup>		Total		Median Rent (\$)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
<b>Cities</b>																		
Hartford <sup>c</sup>	110	5.9	154	8.2	554	29.7	590	31.6	280	15.0	140	7.5	39	2.1	1,867	100.0	774	
West Bend	85	1.9	231	5.2	1,517	34.0	1,532	34.3	935	20.9	110	2.5	56	1.2	4,466	100.0	797	
<b>Villages</b>																		
Germanatown	14	0.8	35	2.1	304	18.2	484	29.0	613	36.7	207	12.4	12	0.8	1,669	100.0	994	
Jackson	65	9.0	10	1.4	186	25.9	363	50.4	83	11.5	13	1.8	--	--	720	100.0	828	
Kewaskum	6	1.3	42	9.0	197	42.1	75	16.0	94	20.1	29	6.2	25	5.3	468	100.0	709	
Newburg <sup>d</sup>	3	2.4	19	15.1	33	26.2	31	24.6	25	19.8	--	--	--	--	126	100.0	803	
Richfield	16	16.0	--	--	--	--	19	19.0	10	10.0	47	47.0	8	8.0	100	100.0	1,515	
Slinger	45	8.4	80	14.9	74	13.8	166	31.0	140	26.1	16	3.0	15	2.8	536	100.0	893	
<b>Towns</b>																		
Addison	--	--	--	--	60	24.3	127	51.4	9	3.6	--	--	--	--	247	100.0	778	
Barton	--	--	25	13.4	64	34.4	23	12.4	54	29.0	6	3.2	14	7.6	186	100.0	696	
Erin	--	--	6	4.2	4	2.8	24	16.8	74	51.7	6	4.2	29	20.3	143	100.0	1,307	
Farmington	--	--	--	--	--	--	48	38.1	61	48.4	--	--	17	13.5	126	100.0	1,034	
Germanatown	--	--	--	--	--	--	7	100.0	--	--	--	--	--	--	7	100.0	858	
Hartford	--	--	22	20.2	--	--	27	24.8	52	47.7	--	--	8	7.3	109	100.0	1,007	
Jackson	--	--	--	--	46	70.8	--	--	19	29.2	--	--	--	--	65	100.0	692	
Kewaskum	--	--	3	5.7	9	17.0	3	5.7	22	41.5	--	--	16	30.1	53	100.0	1,040	
Polk	--	--	--	--	32	40.5	30	38.0	4	5.1	6	7.6	7	8.8	79	100.0	827	
Trenton	--	--	--	--	13	9.4	31	22.5	73	52.9	3	2.2	18	13.0	138	100.0	1,061	
Wayne	--	--	--	--	15	16.5	44	48.3	10	11.0	--	--	22	24.2	91	100.0	878	
West Bend	--	--	--	--	79	20.6	62	16.1	83	21.6	160	41.7	--	--	384	100.0	1,154	
Washington County <sup>e</sup>	344	3.0	627	5.4	3,187	27.5	3,686	31.8	2,641	22.8	743	6.4	352	3.1	11,580	100.0	833	

<sup>a</sup> Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations of monthly gross rent.

<sup>b</sup> Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

<sup>c</sup> Includes entire City of Hartford.

<sup>d</sup> Includes entire Village of Newburg.

<sup>e</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

### **Structure Type and Year Built**

An inventory of housing units by structure type in the County provides insight into the number of existing single-family, two-family, and multifamily units. This inventory can be compared to household characteristics to determine the future need for single-family, two-family, and multifamily units. An inventory of housing units by structure type also provides insight into the character of existing housing stock. Table 7.8 presents the number of housing units by structure type in the County and each local government from the 2010-2014 ACS. About 77 percent of housing units in the County were in single-family structures and about 17 percent were in multifamily structures. About 4 percent of units were in two-family structures and about 1 percent were mobile homes or other types of residential structures.



**About 17 percent of housing units in the County were in multifamily structures**

The age of existing housing stock in the County also provides insight into the character and condition of existing housing units. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table 7.9 sets forth the age of the existing housing stock in the County and each local government. About 38 percent of the County's housing stock was constructed between 1990 and 2010. The median year built was 1980 for the County as a whole and in the 1970s and 1980s for all communities except the Village of Jackson (1995), and the Village of Slinger (1993).



**About 38 percent of the County's housing stock was constructed between 1990 and 2000.**

### **Housing with Lead-Based Paint or Varnish**

Lead poisoning in children can reduce IQ, cause learning disabilities, and impair hearing. Children who have elevated lead levels often experience reduced attention spans, are hyperactive, and can exhibit behavior problems. At higher exposures, lead can damage a child's kidneys and central nervous system, and cause anemia, coma, convulsions, and even death. Homes built before 1950 have a high likelihood of having lead-based paint or varnish on interior and exterior surfaces. Over 90 percent of the lead-based paint and varnish in homes was applied prior to 1950. Homes built between 1950 and 1978 could contain lead-based paint or varnish on interior and exterior surfaces. The use of lead-based paint and varnish in homes was banned in 1978. Homes built after 1978 have a very low likelihood of having lead-based paint or varnish on interior and exterior surfaces. The median year built for homes in the County is 1980, which means lead poisoning is a concern in Washington County. To protect children from exposure to lead from paint, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Map 7.1 shows residential areas in the County and the likelihood that they contain lead-based paint or varnish on interior and/or exterior surfaces.



**This home is approximately the median age of homes in the County.**

**Table 7.8**  
**Housing Units by Structure Type in Washington County Communities: 2010-2014**

Community	Single-Family		Two-Family		Multifamily		Mobile Homes and Other <sup>a</sup>		Total <sup>b</sup>	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Cities										
Hartford	4,137	66.1	553	8.8	1,562	25.0	8	0.1	6,260	100.0
West Bend	8,654	63.5	757	5.6	4,163	30.6	43	0.3	13,617	100.0
Villages										
Germantown	6,101	75.2	286	3.5	1,514	18.7	215	2.6	8,116	100.0
Jackson	1,729	58.5	65	2.2	867	29.3	295	10.0	2,956	100.0
Kewaskum	1,151	71.3	97	6.0	366	22.7	--	--	1,614	100.0
Newburg	417	74.6	48	8.6	94	16.8	--	--	559	100.0
Richfield	4,428	99.3	25	0.6	7	0.1	--	--	4,460	100.0
Slinger	1,374	61.5	109	4.9	647	29.0	103	4.6	2,233	100.0
Towns										
Addison	1,202	90.6	72	5.4	41	3.1	12	0.9	1,327	100.0
Barton	968	88.4	21	1.9	44	4.0	62	5.7	1,095	100.0
Erin	1,475	99.7	--	--	4	0.3	--	--	1,479	100.0
Farmington	1,555	98.4	--	--	8	0.5	17	1.1	1,580	100.0
Germantown	78	92.9	6	7.1	--	--	--	--	84	100.0
Hartford	1,372	95.6	51	3.6	--	--	12	0.8	1,435	100.0
Jackson	1,483	93.6	82	5.2	19	1.2	--	--	1,584	100.0
Kewaskum	387	95.1	14	3.5	3	0.7	3	0.7	407	100.0
Polk	1,385	95.7	15	1.0	48	3.3	--	--	1,448	100.0
Trenton	1,741	98.6	24	1.4	--	--	--	--	1,765	100.0
Wayne	823	93.0	40	4.5	6	0.7	16	1.8	885	100.0
West Bend	2,069	90.9	48	2.1	160	7.0	--	--	2,277	100.0
Washington County <sup>c</sup>	42,529	77.1	2,313	4.2	9,553	17.3	786	1.4	55,181	100.0

<sup>a</sup> Includes mobile homes and living quarters that do not fit into the other categories, such as boats, railroad cars, campers, and vans.

<sup>b</sup> Totals are all housing units, including occupied and vacant units.

<sup>c</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

## Housing Demand

Household, income, and demographic characteristics of County and local governments have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of Washington County residents through 2050. Housing demand inventory items include:

- Affordable housing need assessment
- Affordability information
- Income
- Jobs/housing balance analysis
- Homeless and transitional housing
- Age distribution
- People with disabilities
- Household size
- Household projection: 2050



**Table 7.9  
Year Built for Housing Units in Washington County Communities: 2010-2014**

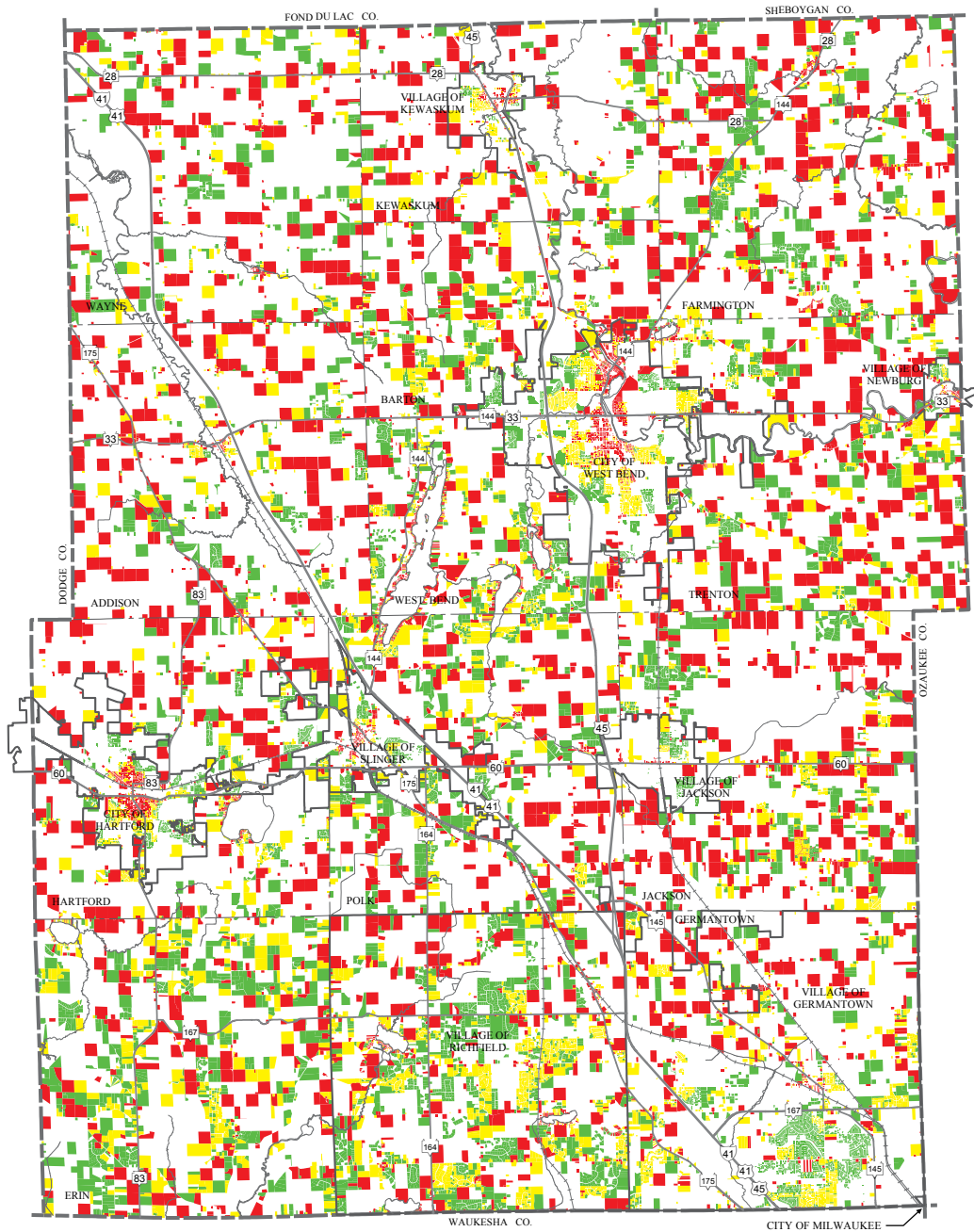
Community	2010 or later		2000-2009		1990-1999		1980-1989		1970-1979		1940-1969		Before 1940		Total <sup>a</sup>		Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>																	
Hartford	59	0.9	1,740	27.8	1,199	19.2	446	7.1	518	8.3	1,129	18.0	1,169	18.7	6,260	100.0	1987
West Bend	40	0.3	1,640	12.0	2,421	17.8	1,720	12.6	2,866	21.1	3,498	25.7	1,432	10.5	13,617	100.0	1977
<b>Villages</b>																	
Germanatown	70	0.9	1,327	16.4	1,869	23.0	1,461	18.0	1,437	17.7	1,495	18.4	457	5.6	8,116	100.0	1985
Jackson	14	0.5	1,156	39.1	594	20.1	405	13.7	362	12.3	188	6.3	237	8.0	2,956	100.0	1995
Kewaskum	--	--	378	23.4	246	15.3	154	9.5	265	16.4	387	24.0	184	11.4	1,614	100.0	1979
Newburg	4	0.7	109	19.5	97	17.4	54	9.7	85	15.2	81	14.4	129	23.1	559	100.0	1978
Richfield	72	1.6	696	15.6	888	19.9	449	10.1	1,027	23.0	940	21.1	388	8.7	4,460	100.0	1979
Slinger	14	0.6	619	27.7	727	32.6	283	12.7	333	14.9	117	5.2	140	6.3	2,233	100.0	1993
<b>Towns</b>																	
Addison	--	--	156	11.8	265	20.0	112	8.4	219	16.5	260	19.6	315	23.7	1,327	100.0	1974
Barton	--	--	155	14.2	178	16.3	90	8.2	334	30.5	168	15.3	170	15.5	1,095	100.0	1976
Erin	6	0.4	124	8.4	440	29.7	236	16.0	311	21.0	149	10.1	213	14.4	1,479	100.0	1983
Farmington	9	0.6	248	15.7	367	23.2	121	7.7	341	21.6	269	17.0	225	14.2	1,580	100.0	1979
Germanatown	--	--	9	10.7	11	13.1	8	9.5	21	25.0	17	20.3	18	21.4	84	100.0	1973
Hartford	--	--	129	9.0	398	27.7	135	9.4	328	22.9	215	15.0	230	16.0	1,435	100.0	1978
Jackson	24	1.5	261	16.5	166	10.5	175	11.0	303	19.1	334	21.1	321	20.3	1,584	100.0	1975
Kewaskum	1	0.2	51	12.5	65	16.0	43	10.6	64	15.7	60	14.8	123	30.2	407	100.0	1973
Polk	--	--	196	13.5	246	17.0	106	7.3	272	18.8	347	24.0	281	19.4	1,448	100.0	1974
Trenton	--	--	303	17.2	259	14.7	115	6.5	364	20.6	476	26.9	248	14.1	1,765	100.0	1974
Wayne	12	1.3	207	23.4	179	20.2	29	3.3	105	11.9	62	7.0	291	32.9	885	100.0	1979
West Bend	--	--	325	14.3	527	23.2	465	20.4	298	13.1	331	14.5	331	14.5	2,277	100.0	1984
Washington County <sup>b</sup>	325	0.6	9,829	17.8	11,142	20.2	6,607	12.0	9,853	17.9	10,523	19.0	6,902	12.5	55,181	100.0	1980

<sup>a</sup> Totals are based on all housing units, including occupied and vacant housing units.

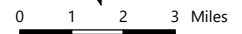
<sup>b</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

**Map 7.1**  
**Concentrations of Homes Likely to Have Lead-Based Paint and Varnish in Washington County**



- HOMES BUILT BEFORE 1950  
 (High Likelihood of Having Lead-Based Paint or Varnish)
- HOMES BUILT BETWEEN 1950 AND 1978  
 (Could Contain Lead-Based Paint or Varnish)
- HOMES BUILT AFTER 1978  
 (Very Low Likelihood of Having Lead-Based Paint or Varnish)



Source: Washington County and SEWRPC

### **Affordable Housing Need Assessment**

As previously stated, HUD defines housing affordability as households “paying no more than 30 percent of their income for housing.” Households that pay more than 30 percent of their monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower’s monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

### **Washington County Housing Affordability Information**

The following information is based on the HUD recommended affordability standard of paying no more than 30 percent of gross monthly income for housing costs and based on data from the 2010-2014 ACS.

- About 30 percent of households in Washington County spent over 30 percent of their monthly income on housing costs
  - Over 11,000 households in the County were extremely low income (below 30 percent of the County median annual household income of \$67,650) or very low income (between 30 and 50 percent of the County median annual household income)
  - About 84 percent of extremely low income households spent over 30 percent of their monthly earnings on housing costs
  - About 61 percent of very low income households spent over 30 percent of their monthly earnings on housing costs
  - An extremely low income household could afford monthly housing costs of no more than \$507, based on HUD recommended affordability standards
  - 971 households paid less than \$499 a month on gross rent
  - 797 households paid less than \$700 a month on housing expenses for owner-occupied housing units with a mortgage
- The fair market rent<sup>65</sup> in Washington County for a one bedroom apartment was \$646 in 2014
- The fair market rent in Washington County for a two bedroom apartment was \$812 in 2014
- The median sale price of a home in Washington County was 185,500 in 2014
  - The minimum annual household income needed<sup>66</sup> to afford a median priced home in Washington County was \$71,532 (or \$5,961 a month) in 2014
  - The minimum annual household income needed to afford a \$150,000 home in Washington County was \$59,914 (or \$4,993 a month) in 2014

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<sup>65</sup> Fair market rents (FMR) are established and used by HUD as the payment standard to calculate subsidies under the Section 8 Rental Voucher Program. HUD annually estimates the FMR for Washington County. The objective is to ensure an efficient supply of rental housing for program participants in Washington County. To accomplish this objective the FMR must be high enough to permit a selection of units and neighborhoods in the County, but low enough to serve as many low-income families as possible. The FMR definition used by HUD for Washington County is the 40th percentile rent, or the dollar amount below which 40 percent of standard-quality rental units in the County are rented.

<sup>66</sup> The minimum income needed to afford a median priced home in Washington County (185,500) assumes a monthly housing cost that is 28 percent of the household’s gross monthly income, a down payment of 5 percent of the cost of the home, a 5.0 percent interest rate on a 30 year mortgage, a property tax rate of \$19.27 per \$1,000 of assessed value (Washington County’s net tax rate in 2014), a property insurance cost of \$33 a month, a private mortgage insurance (PMI) cost of \$124 a month (using a loan to value ratio of 0.78), and \$100 per month for utilities.

- The minimum annual household income needed to afford a \$250,000 home in Washington County was \$92,529 (or \$7,711 a month) in 2014
- Regarding the housing wage in Washington County:
  - A full-time worker (40 hours per week) must earn \$15.62 per hour to afford a two-bedroom rental unit at the fair market rent in Washington County in 2014, which is 2.2 times the minimum wage
  - A full-time worker (40 hours per week) must earn \$12.42 per hour to afford a one-bedroom rental unit at the fair market rent in Washington County, which is nearly two times the minimum wage
  - A full-time worker (40 hours per week) must earn \$34.39 per hour to afford a median priced home in Washington County in 2014, which is about 4.7 times the minimum wage
  - A full-time worker (40 hours per week) must earn \$28.80 per hour to afford a \$150,000 home in Washington County in 2014, which is about 4.0 times the minimum wage
  - A full-time worker (40 hours per week) must earn \$44.49 per hour to afford a \$250,000 home in Washington County in 2014, which is about 6.1 times the minimum wage

#### 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) Data

CHAS data are a special tabulation of 2010-2014 Census data which HUD provides to local governments to be used for housing planning purposes. A CHAS must be prepared in order to receive various HUD-funded housing assistance programs and grants and is used by HUD in allocation formulas for distributing funds to local governments. The data is comprised of a variety of housing need variables categorized by HUD-defined income limits and household types.

Income levels include extremely low income households (30 percent or less of median family income), very low income households (30.1 to 50 percent of median family income), low-income households (50.1 to 80 percent of median family income), moderate-income households (80.1 to 95 percent of median family income), and other households (above 95 percent of median family income). Income levels are based on the HUD-adjusted area median family income<sup>67</sup> (HAMFI). This is an estimate of median family incomes prepared by HUD for each metropolitan area and counties located outside a metropolitan area (Washington County is located within the Milwaukee-Waukesha-West Allis Metropolitan Area). HUD prepares an annual estimate of the median family income for a family of four. The four-person family income is then adjusted by household size as follows: 70 percent of base for a one-person household, 80 percent of base for a two-person household, 90 percent of base for a three-person household, 108 percent of base for a five-person household, etc.

The following household types are included in the CHAS data: elderly family households (two people, one of whom is 62 or older), small family households (two people, neither of whom is 62 or older, or three or four people), large family households (five or more people), elderly non-family households (one or two person non-family households with either person 62 or older), and other non-family households. Housing problems include households with a cost burden of over 30 percent or housing units that lack complete plumbing, lack complete kitchen facilities, or have 1.01 or more occupants per room.

Table 7.10 shows the number and percent of households in each income group and household type (e.g., elderly family, small family) in Washington County that experienced a housing problem. About 28 percent of households in the County, or 14,965 households, experienced a housing problem. Table 7.11 shows the number of households with a housing cost burden by income level. Almost 28 percent of households, or 14,595 households in the County, experienced a housing cost burden, which indicates that most of the housing problems in the County were due to housing costs, rather than overcrowded or inadequate housing.

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<sup>67</sup> *In compiling statistics on family income, the incomes of all members 15 years of age and older related to the householder are summed and treated as a single amount. Annual family income is generally greater than annual household income because many households consist of only one person.*

**Table 7.10  
Households with Housing Problems in Washington County: 2010-2014<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households												Renter-Occupied Households																							
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households		Households with Housing Problems		Percent with Housing Problems		Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households		Households with Housing Problems		Percent with Housing Problems									
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category								
Extremely Low (Below 30 percent)	195	240	210	225	145	145	455	510	370	390	1,375	91.1	15	75	575	615	115	115	460	670	525	565	1,690	82.8	35	35	485	525	65	70	405	580	430	520	1,420	82.1
Very Low (30.1 to 50 percent)	460	675	520	605	125	130	725	1,165	150	170	1,980	72.1	200	275	465	1,340	65	65	325	560	265	820	1,270	41.5	200	200	410	1,535	920	1,450	375	1,165	390	625	2,355	45.8
Low (50.1 to 80 percent)	410	1,535	920	1,450	260	365	375	1,165	390	625	2,355	45.8	10	90	35	670	100	100	50	185	10	420	110	7.5	250	250	700	1,785	200	335	60	330	250	660	1,460	34.0
Moderate (80.1 to 100 percent)	250	1,190	700	1,785	200	335	60	330	250	660	1,460	34.0	25	280	45	1,430	85	85	30	175	25	1,290	150	4.6	360	360	1,760	17,140	280	2,275	170	915	585	2,840	3,155	11.6
Other (above 100 percent)	360	4,135	1,760	17,140	280	2,275	170	915	585	2,840	3,155	11.6	285	755	1,605	4,580	435	435	1,270	2,170	1,255	3,615	4,640	40.2	1,675	7,775	4,110	21,205	1,010	3,250	1,785	4,085	1,745	4,685	10,325	25.2
Total	1,675	7,775	4,110	21,205	1,010	3,250	1,785	4,085	1,745	4,685	10,325	25.2	285	755	1,605	4,580	435	435	1,270	2,170	1,255	3,615	4,640	40.2	1,675	7,775	4,110	21,205	1,010	3,250	1,785	4,085	1,745	4,685	10,325	25.2

<sup>a</sup> Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup> Income level categories are based on a percentage range of the 2010 through 2014 median family income.

Source: U.S. Bureau of the Census, HUD, and SEWRPC

**Table 7.11  
Households with a Housing Cost Burden in Washington County: 2010-2014<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households		Renter-Occupied Households		Total Occupied Households		Total Households with a Housing Cost Burden		Percent of Households with a Housing Cost Burden					
	Cost Burden of 30.1 to 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent							
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>						
Extremely Low (Below 30 Percent)	290	0.6	1,090	2.1	290	0.6	1,400	2.7	2,490	4.8	3,070	5,000	61.4	
Very Low (30.1 to 50 percent)	950	1.8	1,020	1.9	890	1.7	460	0.9	1,840	3.5	1,480	3,320	49.5	
Low (50.1 to 80 Percent)	1,495	2.8	830	1.6	1,085	2.1	170	0.3	2,580	4.9	1,000	3,580	53.2	
Moderate and Above (above 80 percent)	3,840	7.3	590	1.1	150	0.3	45	0.1	3,990	7.6	635	4,625	13.6	
<b>Total</b>	<b>6,575</b>	<b>12.5</b>	<b>3,530</b>	<b>6.7</b>	<b>2,415</b>	<b>4.7</b>	<b>2,075</b>	<b>4.0</b>	<b>8,990</b>	<b>17.2</b>	<b>5,605</b>	<b>14,595</b>	<b>52,554</b>	<b>27.8</b>

<sup>a</sup> Spending over 30 percent of monthly household income on housing is considered to be a housing cost burden.

<sup>b</sup> Income level categories are based on a percentage range of the 2010 through 2014 median family income (\$67,650 for Washington County).

<sup>c</sup> Percent of total households (52,554).

<sup>d</sup> Less than 0.05 percent.

Source: U.S. Bureau of the Census, HUD, and SEWRPC

Table 7.12 presents the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households for the County and each local government. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was about 23 percent. The median percentage spent by owner-occupied households without a mortgage was about 14 percent and the percentage spent by renter-occupied households was about 27 percent. This shows that most households in the County choose to pay substantially less than the 30 percent affordability standard defined by HUD.

About 1 percent of households in the County had more than 1.01 occupants per room and less than 1 percent of households lacked complete plumbing or kitchen facilities. These low totals indicate that a high cost burden rather than substandard housing was the primary cause of reported housing problems in the County.

### **Income**

Income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The median household income in the County from the 2010-2014 ACS was \$67,650. A household earning the estimated median household income could afford a home and lot costing \$180,000, based on the household paying 28 percent of its income on housing. Map 7.2 shows housing units in the County affordable for households earning the median household income, which are those with a fair market value (home plus lot) of \$180,000 or less in 2014.

### **Job/Housing Balance Analysis**

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends that the findings of the job/housing analysis be provided to communities, with the intent to inform communities of any potential job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. The findings of that analysis for communities in Washington County are summarized in this section.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary sewer system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewer community, the analysis compared the projected relative shares of lower-cost, moderate-cost,

**Table 7.12**  
**Median Percentage of Gross Monthly Income Spent on Housing in Washington County Communities: 2010-2014**

<b>Community</b>	<b>Owner-Occupied with a Mortgage</b>	<b>Owner-Occupied Without a Mortgage</b>	<b>Renter-Occupied</b>
<b>Cities</b>			
Hartford <sup>a</sup>	24.8	14.5	24.3
West Bend	22.8	15.4	27.4
<b>Villages</b>			
Germantown	22.5	12.8	27.0
Jackson	24.5	21.0	25.9
Kewaskum	23.5	14.0	27.3
Newburg <sup>b</sup>	27.4	18.5	26.9
Richfield	22.9	11.3	18.2
Slinger	20.6	14.1	25.0
<b>Towns</b>			
Addison	23.2	10.1	20.9
Barton	23.8	12.1	25.0
Erin	23.1	13.6	43.7
Farmington	26.1	12.3	17.5
Germantown	31.7	15.6	13.5
Hartford	25.2	12.2	26.3
Jackson	19.8	14.3	-- <sup>c</sup>
Kewaskum	24.7	11.8	26.7
Polk	25.3	11.8	23.3
Trenton	24.5	13.4	35.1
Wayne	23.1	10.4	19.4
West Bend	25.5	16.5	36.3
Washington County <sup>d</sup>	23.4	13.6	26.6

<sup>a</sup> Includes entire City of Hartford.

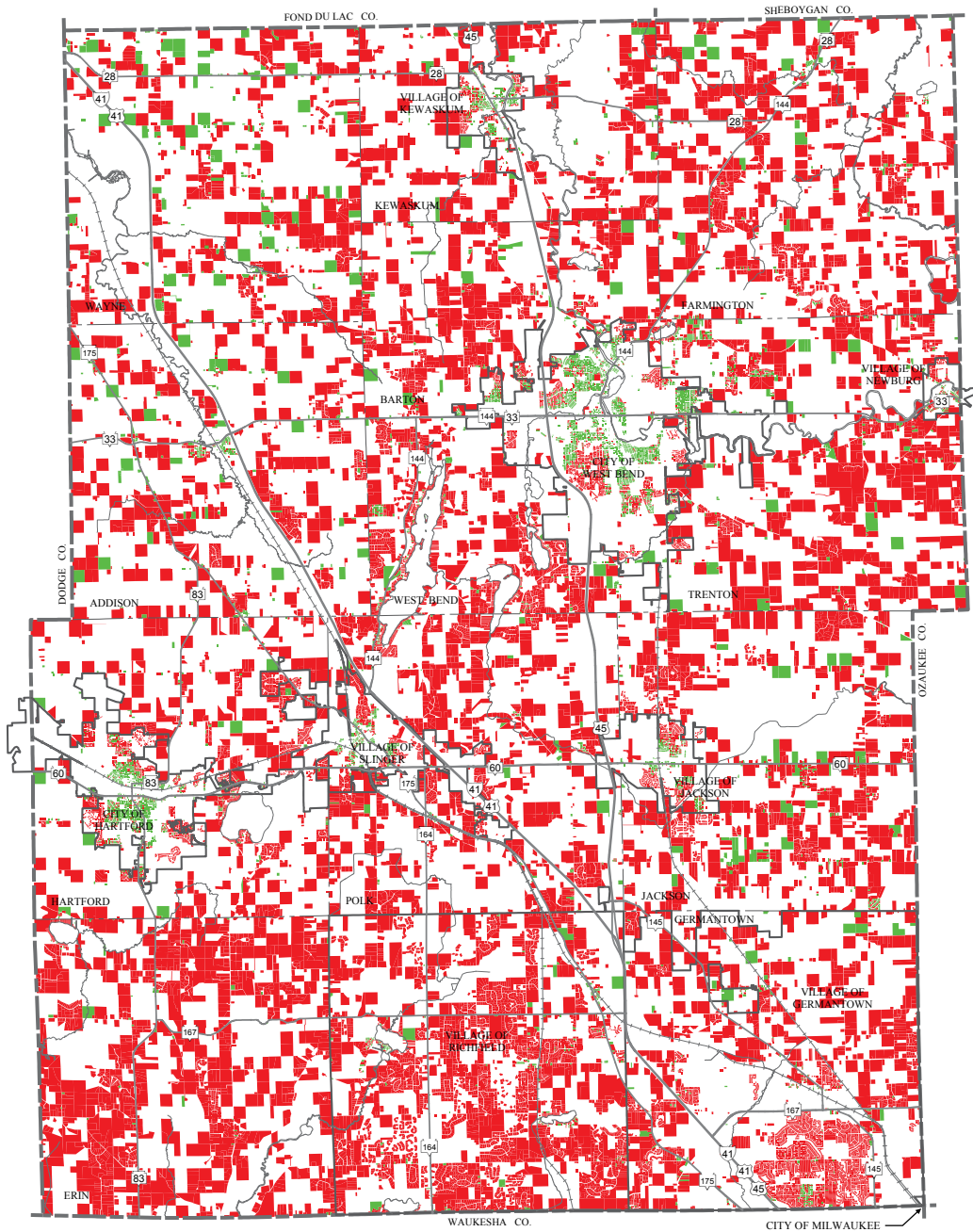
<sup>b</sup> Includes entire Village of Newburg.

<sup>c</sup> Insufficient sample size.

<sup>d</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

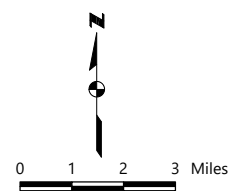
**Map 7.2**  
**Housing Affordability in Washington County Based on 2010-2014 Median Household Income**



- HOMES WITH A FAIR MARKET VALUE MORE THAN \$180,000
- HOMES WITH A FAIR MARKET VALUE EQUAL TO OR LESS THAN \$180,000

Note: A household earning the estimated 2010-2014 median household income of \$67,650 per year could afford a home of \$180,000, based on the household paying 28 percent of its income on housing. Although the Federal Department of Housing and Urban Development bases housing affordability on a household paying no more than 30 percent of its income on housing, mortgage lenders typically cap the percentage of income devoted to housing at no more than 28 percent.

Source: Washington County and SEWRPC





and higher-cost housing<sup>68</sup> with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs, respectively. Job/housing imbalances identified under this analysis are indicated on Map 7.3. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.<sup>69</sup>

Map 7.3 shows that several Washington County communities are projected to have a lower-cost or moderate-cost job/housing imbalances, or both. The regional housing plan encourages these communities to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities that are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences of modest square footage (1,200 square feet or less) on smaller lots (1/4 acre or less). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multifamily housing (density of 10 housing units per acre or greater and 800 to 850 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website ([www.sewrpc.org/sewrpc/housing.htm](http://www.sewrpc.org/sewrpc/housing.htm)) or by contacting the SEWRPC staff.

### **Subsidized and Tax-Credit Housing**

Subsidized housing is provided through government assistance in the form of 1) voucher-based assistance, where the subsidy is attached to the household receiving assistance, and 2) project-based assistance, where the subsidy is attached to a housing unit. The Low-Income Housing Tax Credit (LIHTC) Program is also used to provide affordable housing for low- and moderate-income households. The program provides Federal tax credits that can be used as an incentive for developers to construct or rehabilitate affordable housing units. As shown in Table 7.13, there were 1,234 subsidized and tax credit housing units in Washington County in 2014. There were also 494 Section 8 rental vouchers allotted within the County in 2014, with 148 vouchers allotted within the City of Hartford, 244 within the City of West Bend, and 102 in the County outside of the Cities of Hartford and West Bend. Descriptions of these programs and additional programs that provide financial assistance to current and potential homeowners for home purchases, rehabilitation, and foreclosure assistance are provided in Section 7.3 of this chapter.



**This homeless shelter is located in the City of West Bend.**

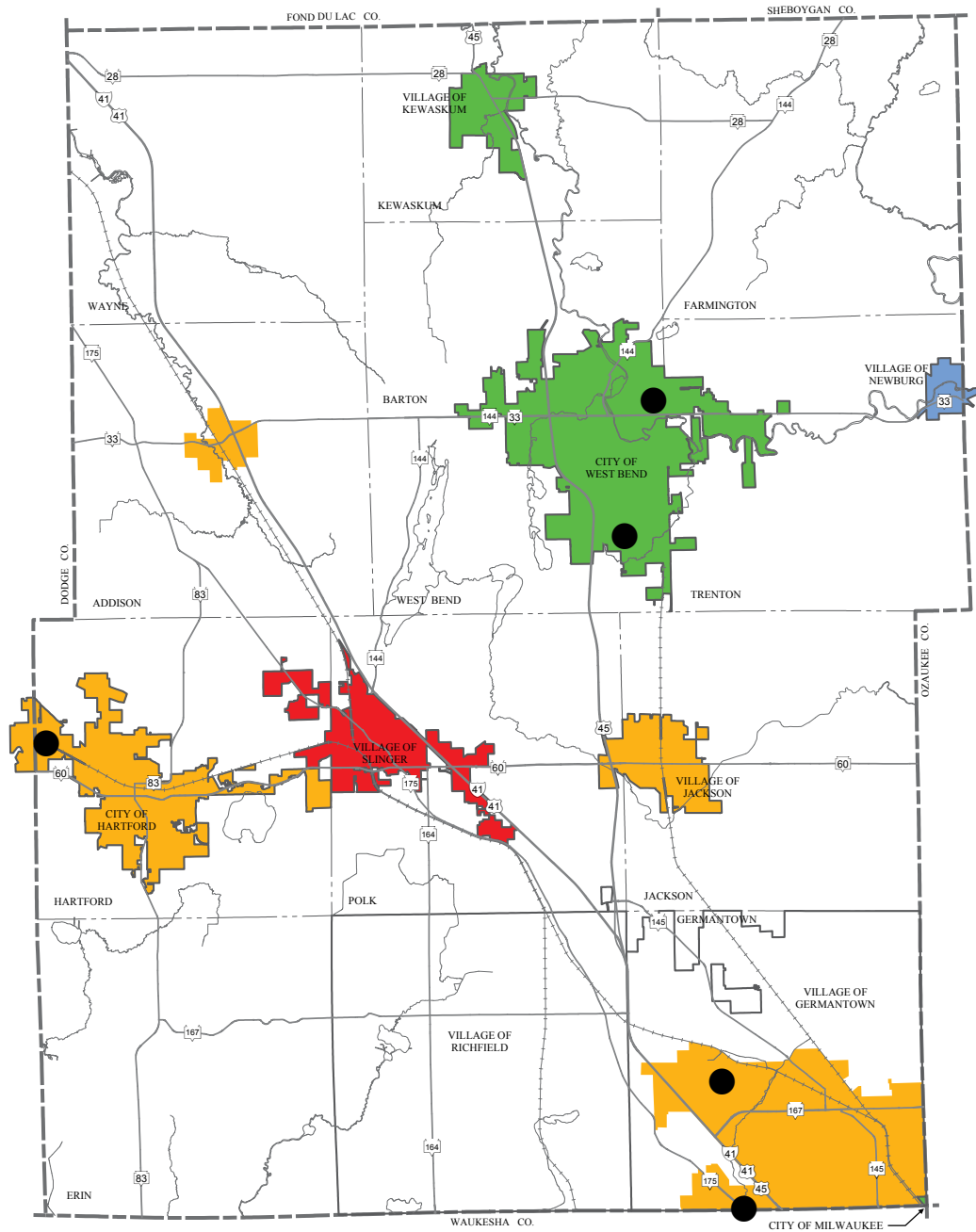
### **Homeless and Transitional Housing**

Table 7.14 provides a list of emergency shelter, transitional housing, and rapid re-housing programs in Washington County in 2014, including the capacity of the facilities provided by those programs. There are two emergency shelter facilities with a total of 35 beds, two transitional housing facilities with a total of 21 beds, and three rapid

<sup>68</sup> For purposes of the analysis, lower-cost housing generally includes multifamily dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

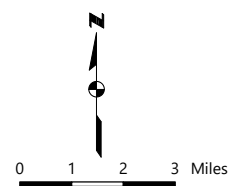
<sup>69</sup> For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

**Map 7.3**  
**Projected Job/Housing Imbalances in Sewered Communities in Washington County: 2035**



- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
- MAJOR EMPLOYMENT CENTER: 2035

Source: Local Government Comprehensive Plans and SEWRPC



**Table 7.13**  
**Subsidized and Tax-Credit Housing Units in Washington County: 2014**

Community	Public Housing Units		HUD-Assisted Units		Low Income Housing Tax Credit Units		USDA Rural Development Units		Total	
	Family	Elderly/ Disability <sup>a</sup>	Family	Elderly/ Disability <sup>a</sup>	Family	Elderly/ Disability <sup>a</sup>	Family	Elderly/ Disability <sup>a</sup>	Family	Elderly/ Disability <sup>a</sup>
Cities										
Hartford	--	--	32	45	--	87	--	32	32	164
West Bend	--	146	71	174	172	151	--	--	243	471
Villages										
Germantown	--	--	64	4	--	110	--	--	64	114
Jackson	--	--	--	--	--	--	--	25	--	25
Kewaskum	--	--	37	--	--	--	--	--	37	--
Newburg	--	--	--	--	--	--	--	12	--	12
Richfield	--	--	--	--	--	--	--	--	--	--
Slinger	8	41	--	--	23	--	--	--	31	41
Towns										
Addison	--	--	--	--	--	--	--	--	--	--
Barton	--	--	--	--	--	--	--	--	--	--
Erin	--	--	--	--	--	--	--	--	--	--
Farmington	--	--	--	--	--	--	--	--	--	--
Germantown	--	--	--	--	--	--	--	--	--	--
Hartford	--	--	--	--	--	--	--	--	--	--
Jackson	--	--	--	--	--	--	--	--	--	--
Kewaskum	--	--	--	--	--	--	--	--	--	--
Polk	--	--	--	--	--	--	--	--	--	--
Trenton	--	--	--	--	--	--	--	--	--	--
Wayne	--	--	--	--	--	--	--	--	--	--
West Bend	--	--	--	--	--	--	--	--	--	--
Washington County <sup>b</sup>	8	187	204	223	195	348	--	69	407	827

<sup>a</sup> Units reserved for elderly residents or people with disabilities.

<sup>b</sup> Includes all of Washington County and the entire City of Hartford and Village of Newburg.

Source: Public Housing Agencies and SEWRPC

**Table 7.14**  
**Homeless Assistance Programs in Washington County: 2014**

Community	Program Name	Program Type	Capacity (beds)
City of West Bend	Family Promise of Washington County	Emergency Shelter	14
City of West Bend	Family Promise of Washington County	Rapid Re-housing	7
City of West Bend	Friends of Abused Families	Transitional Housing	10
City of West Bend	Friends of Abused Families	Rapid Re-housing	6
City of West Bend	St. Vincent de Paul – West Bend	Emergency Shelter	21
City of West Bend	St. Vincent de Paul – Washington County	Hotel Voucher	3
City of West Bend	The Salvation Army of Washington County	Hotel Voucher	1
City of West Bend	The Youth and Family Project	Rapid Re-housing	2
City of West Bend	The Youth and Family Project	Transitional Housing	11
Washington County			75

Source: Wisconsin Homelessness Information Management System (WI Service Point) and SEWRPC

re-housing facilities with a total of 15 beds. There are also two programs with a total of four hotel vouchers in the County. In addition, an emergency shelter was under construction at the Washington County Fairgrounds during the preparation of this plan update.

The Wisconsin Division of Housing requires point-in-time counts for one night when the homeless in the county are counted. The January 2014 point-in-time count totaled 45 people that were provided shelter in the County. In addition, the Wisconsin Homelessness Management System, which is called WI Service Point (WISP), collects information for all people recorded as having received assistance from homeless service providers in Washington County throughout the year. In 2016, 180 people received assistance from homeless service providers in the County. Of these, 99 received emergency shelter assistance, 38 received transitional housing assistance, 32 received rapid re-housing assistance, and 11 received permanent supportive housing assistance. 95 of the 180 people receiving homeless assistance in the County were under the age of 18.

### **Age Distribution**

Age distribution in the County has important implications for planning and forming of housing policies. When forming housing policy it is important to consider not only the current age composition, but what the age composition may be in the plan design year of 2050. The age distribution of the County population in 2010 and projected age distribution in 2050 is set forth in Table 3.18 and Figure 3.6 in Chapter 3.

Table 3.18 shows the number of residents in all age groups is projected to increase between 2010 and 2050; however, the percentage of the population is projected to decrease in all age groups except for the 65 year and older age group. The percentage of residents in this age group is expected to increase from about 13 percent to about 26 percent of the County's population. There will likely be a demand for a higher percentage of specialized-housing units for the elderly if the elderly population increases as projected over the next three decades.



**There will likely be a demand for a higher percentage of specialized-housing units for the elderly if the elderly population increases as projected over the next three decades.**

### **People with Disabilities**

People with disabilities are another segment of the County population that may have special housing needs. The number of residents with disabilities by age group in the County and each local government from the 2010-2014 ACS is shown in Table 7.15. The 65 and over age group had the highest percentage of people reporting a disability, at about 28 percent or 5,143 people. About 8 percent of people ages 18 to 64, or 6,228 people, reported having a disability and about 4 percent of people ages 5 to 17, or 1,001 people, reported having a disability. Although the 65 and over age group had the highest percentage of people reporting a disability, the largest number of people reporting a disability was in the 18 to 64 age group.



**People with disabilities are another segment of the County population that may have special housing needs.**

Several types of disabilities are included in the data:

- Sensory – Blindness, deafness, or a severe sight or hearing impediment
- Physical – A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying

**Table 7.15**  
**People Age Five and Over with Disabilities in Washington County Communities: 2010-2014<sup>a</sup>**

<b>Community and Age Group</b>	<b>People with Disabilities</b>	<b>Percent of Age Group</b>	<b>Total Population in Age Group</b>
City of Hartford <sup>b</sup>			
5 to 17	133	5.4	2,475
18 to 64	692	7.9	8,726
65 and Older	540	29.5	1,833
Total	1,365	10.5	13,034
City of West Bend			
5 to 17	218	4.0	5,426
18 to 64	1,697	9.0	18,881
65 and Older	1,532	34.0	4,502
Total	3,447	12.0	28,809
Village of Germantown			
5 to 17	99	2.4	4,070
18 to 64	781	6.4	12,139
65 and Older	725	28.6	2,531
Total	1,605	8.6	18,740
Village of Jackson			
5 to 17	18	1.5	1,232
18 to 64	433	10.5	4,108
65 and Older	275	30.6	900
Total	726	11.6	6,240
Village of Kewaskum			
5 to 17	63	7.6	833
18 to 64	193	8.0	2,402
65 and Older	95	17.2	553
Total	351	9.3	3,788
Village of Newburg <sup>c</sup>			
5 to 17	9	5.5	163
18 to 64	54	7.3	736
65 and Older	59	29.9	197
Total	122	11.1	1,096
Village of Richfield			
5 to 17	72	3.4	2,141
18 to 64	443	6.2	7,090
65 and Older	359	22.3	1,607
Total	874	8.1	10,838
Village of Slinger			
5 to 17	95	8.9	1,069
18 to 64	404	12.9	3,135
65 and Older	211	28.2	749
Total	710	14.3	4,953
Town of Addison			
5 to 17	29	5.7	514
18 to 64	126	5.3	2,369
65 and Older	110	32.4	339
Total	265	8.2	3,222
Town of Barton			
5 to 17	8	2.3	346
18 to 64	155	9.2	1,687
65 and Older	117	23.8	492
Total	280	11.1	2,525
Town of Erin			
5 to 17	30	4.6	657
18 to 64	154	6.6	2,331
65 and Older	131	22.9	572
Total	315	8.8	3,560

Table continued on next page.

**Table 7.15 (Continued)**

<b>Community and Age Group</b>	<b>People with Disabilities</b>	<b>Percent of Age Group</b>	<b>Total Population in Age Group</b>
Town of Farmington			
5 to 17	37	4.5	831
18 to 64	155	6.1	2,534
65 and Older	111	22.3	498
<b>Total</b>	<b>303</b>	<b>7.8</b>	<b>3,863</b>
Town of Germantown			
5 to 17	1	2.5	40
18 to 64	5	3.1	160
65 and Older	2	15.4	13
<b>Total</b>	<b>8</b>	<b>3.8</b>	<b>213</b>
Town of Hartford			
5 to 17	22	3.8	831
18 to 64	121	5.1	2,383
65 and Older	119	24.1	493
<b>Total</b>	<b>262</b>	<b>7.6</b>	<b>3,461</b>
Town of Jackson			
5 to 17	20	3.5	569
18 to 64	236	7.9	2,995
65 and Older	53	10.0	529
<b>Total</b>	<b>309</b>	<b>7.5</b>	<b>4,093</b>
Town of Kewaskum			
5 to 17	11	9.5	115
18 to 64	20	3.4	588
65 and Older	53	27.9	190
<b>Total</b>	<b>84</b>	<b>9.4</b>	<b>893</b>
Town of Polk			
5 to 17	28	3.5	588
18 to 64	194	8.3	2,330
65 and Older	110	18.4	598
<b>Total</b>	<b>332</b>	<b>8.9</b>	<b>3,729</b>
Town of Trenton			
5 to 17	27	2.9	937
18 to 64	132	4.5	2,914
65 and Older	165	25.2	656
<b>Total</b>	<b>324</b>	<b>7.2</b>	<b>4,507</b>
Town of Wayne			
5 to 17	16	3.5	460
18 to 64	94	5.9	1,586
65 and Older	58	23.1	251
<b>Total</b>	<b>168</b>	<b>7.3</b>	<b>2,297</b>
Town of West Bend			
5 to 17	65	10.4	624
18 to 64	139	5.4	2,566
65 and Older	318	27.9	1,141
<b>Total</b>	<b>522</b>	<b>12.1</b>	<b>4,331</b>
Washington County			
5 to 17	1,001	4.2	23,888
18 to 64	6,228	7.6	81,660
65 and Older	5,143	27.6	18,644
<b>Total<sup>d</sup></b>	<b>12,372</b>	<b>10.0</b>	<b>124,192</b>

<sup>a</sup> Disability types include sensory, physical, mental, self-care, going outside the home, and employment. A single person may have multiple types of disabilities.

<sup>b</sup> Includes the entire City of Hartford.

<sup>c</sup> Includes the entire Village of Newburg.

<sup>d</sup> Total includes all of Washington County and that portion of the Village of Newburg in Ozaukee County and the City of Hartford in Dodge County.

Source: U.S. Bureau of the Census American Community Survey (ACS) and SEWRPC

- Mental disability – A condition lasting at least six months that makes learning, remembering, or concentrating difficult
- Self-care disability – A condition lasting at least six months that makes dressing, bathing, or getting around inside the home difficult
- Going outside the home disability – A condition lasting at least six months that makes going outside the home alone difficult (applies only to those residents at least 16 years of age and under 65 years of age)
- Employment disability – A condition lasting at least six months that makes working at a job or business difficult (applies only to those residents at least 16 years of age)

### **Household Size**

While it is important to provide housing options that are affordable for households of all income levels, it is also important to provide housing options that meet space requirements for households of various sizes. Table 3.11 in Chapter 3 lists the number of households in each size category, ranging from one-person households to households containing seven or more members, in each local government and the County from the 2010-2014 ACS. The projected average household size for the County and each local government in 2050 is presented in Table 3.19 in Chapter 3. The average household size in the County and each local government is expected to decrease by 2050, a trend that has been experienced in the County and throughout the United States since the 1950's.

### **Household Projections: 2050**

The number of additional housing units needed in the 2050 plan design year is determined by first selecting a population projection. The number of residents expected to reside in "group quarters" (in Washington County, this generally will include assisted living facilities) is then subtracted from the total population, and the result is divided by the projected household size (number of people per household in 2050). This number is then multiplied by the desired vacancy rate to determine the total number of housing units needed in the County in 2050. As shown in Table 3.19 in Chapter 3, the 2050 regional land use plan (VISION 2050) prepared by SEWRPC projects the number of households in Washington County will increase from about 51,679 in 2010 to about 74,448 in 2050, for an increase of 22,769 households (a 44 percent increase).<sup>70</sup> Chapter 3 provides additional information about population and household projections.

The number of additional housing units needed between 2010 and 2050 to provide an adequate number of housing units is determined by subtracting the number of unsound units (which should be removed from the housing stock) from the total number of housing units in 2010. The resulting number is then subtracted from the projected number of housing units needed in 2050 determined by the procedure described in the preceding paragraph. Each local government can determine the need for additional housing units when preparing its local comprehensive plan, based on local knowledge of housing conditions and a determination of desired vacancy rates.

## **7.3 HOUSING PROGRAMS AVAILABLE IN WASHINGTON COUNTY**

Government sponsored housing programs have been inventoried to assess the government's potential to help the private sector meet their housing needs. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in Washington County. Many of the programs available in Washington County are administered through local and State agencies that receive funding from the Federal government. Agencies involved in administering housing programs include the HOME Consortium; the Southern Housing Region (SHR); the U.S. Department of Agriculture (USDA) Rural Development; the Wisconsin Housing and Economic Development Authority (WHEDA); and the U.S. Department of Housing and Urban Development (HUD).

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<sup>70</sup> Existing and projected household totals include the portion of the Village of Newburg urban service area located in Ozaukee County.

## **Housing Program Administrators**

### ***U.S. Department of Housing and Urban Development (HUD)***

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a Comprehensive Housing Affordability Strategy (CHAS) and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of people needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

### ***The HOME Consortium***

The HOME Consortium is a four-county governmental body, which includes Washington, Ozaukee, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD. The area served by the Consortium receives an annual funding allocation from HUD. The Consortium's programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha.



**This home in the City of West Bend was purchased by using a loan granted through the HOME Consortium.**

### ***Southern Housing Region (SHR)***

Prior to 2014, individual municipalities or counties applied directly to the State for HUD Community Development Block Grant (CDBG) Housing Program funds. In 2014, the Wisconsin Department of Administration (DOA) established seven regions throughout the State that receive annual allocations of CDBG funds to distribute among its member counties. Washington County is a member of the Southern Housing Region (SHR), which is also comprised of Columbia, Dodge, Jefferson, Kenosha, Ozaukee, Racine, Rock, Sauk, and Walworth Counties. SHR's programs are administered by MSA Professional Services, a consulting firm located in Beaver Dam.

### ***Wisconsin Housing and Economic Development Authority (WHEDA)***

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of households with elderly members or people with disabilities. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve administering several federally-funded grants and housing tax credits.

### ***The Federal Housing Administration (FHA)***

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single-family and multifamily homes from FHA-approved lenders throughout the Nation, including Washington County. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibly to lower-income households.

### ***U.S. Department of Agriculture (USDA) Rural Development***

The USDA administers the Federal government's primary program addressing America's need for affordable rural housing. The USDA Rural Development Program provides loans and grants to develop rural community facilities in cities, villages, and towns with populations less than 20,000 that are not part of an urban area. The USDA provides affordable housing opportunities for low- to moderate-income families in Washington County, but excludes the Village and Town of Germantown and the northeast corner of the Village of



Richfield, which are part of the Milwaukee urbanized area, and the West Bend urbanized area (includes the City of Hartford and Village of Slinger).

### **Government Sponsored Housing Programs**

The following sections describe programs funded by the State and Federal governments for construction of single- and multifamily housing and programs that provide financial assistance for down payments, loan guarantees, or rental assistance.

#### ***HOME Consortium Programs***

##### Home Buyer Counseling

The Slinger Housing Authority provides home buyer counseling to the HOME Consortium Counties of Ozaukee and Washington. The Authority provides a complete package of supportive counseling services to enable participants to achieve home ownership. This assistance is provided throughout the home buying process with credit awareness, acquiring budget management skills, learning about mortgage products and guidelines, the selection of property and the post-purchase responsibilities of home ownership. The Authority provides monthly educational home buying seminars and provides ongoing one-on-one counseling with clients, as needed. The program meets the home buyer counseling requirements of the HOME Consortium Down Payment Assistance Program.

##### C-CAP Down Payment Assistance (DPA) Grant

The purpose of the C-CAP DPA Grant Program is to assist homebuyers with the upfront costs of purchasing a home through a down payment assistance (DPA) grant. The HOME Consortium provides funding to C-CAP, which administers the grant program. The grant itself is offered through private lenders partnering with C-CAP. The DPA grant can help pay up to \$5,000 in customary closing costs and fees related to buying a home and/or a portion of a down payment. The C-CAP DPA grant is forgiven over the course of five years. A portion of the grant must be repaid if the home is sold within a five year period as long as the borrower continues to occupy the home. Other requirements of the C-CAP DPA Grant Program include:

- Buyer household income cannot exceed 80 percent of the HUD estimated median family income by size for the Milwaukee Metropolitan Statistical Area
- Eligible costs financed by the grant include the down payment, all closing costs, prepaid items, home inspection, and home buyer counseling
- The maximum home purchase price in Washington County is \$209,000 for existing housing and \$224,000 for new construction
- Eligible units include owner-occupied single-family homes, condominiums, and certain manufactured homes.

##### American Dream Down Payment Initiative (ADDI) C-CAP Loan

The ADDI offers 0 percent interest loans to buyers to use for either completion of home repairs immediately after closing or occupancy or as a form of down payment assistance. A buyer may be eligible for up to a \$5,000 deferred 0 percent interest loan to be used for down payment or closing costs, or a buyer may be eligible for up to a \$17,000 deferred 0 percent interest loan for home repairs only. The ADDI loan is deferred at 0 percent annual percentage rate (APR), which means there is no interest and the loan is not due until sale or transfer of the mortgaged property. The ADDI loan may also be combined with the C-CAP Down Payment Assistance grant. Eligibility criteria for Washington County are identical to those outlined in the C-CAP DPA Grant Program. This program is also administered by C-CAP with funds provided through the HOME Consortium.

#### ***Southern Housing Region (SHR) Programs***

##### Owner-Occupied Housing Rehabilitation Loan

The SHR Owner-Occupied Housing Rehabilitation Loan Program offers deferred payment, 0 percent interest loans to low- and moderate-income home owners (households earning less than 80 percent of the County median income) for rehabilitation activities necessary to put the property into a decent, safe, and sanitary condition.

### Renter-Occupied Housing Rehabilitation Loan

The SHR Renter-Occupied Housing Rehabilitation Loan Program offers installment payment, 0 percent interest loans to investment property owners who rent to low- and moderate-income tenants (households earning less than 80 percent of the County median income) for rehabilitation activities necessary to put the property into a decent, safe, and sanitary condition.

### Homestead Opportunity Loan

The SHR Homestead Opportunity Loan Program offers deferred payment, 0 percent interest loans to low- and moderate-income renters who are interested in purchasing and occupying a home. Households are not required to be first-time homebuyers but must currently be a tenant household. Loan funds can be used to provide up to 50 percent of a down payment (not to exceed 10 percent of the purchase price of the home) or to assist with closing costs. Eligible closing costs include: loan origination fees, loan discount points, appraisal costs, credit report, title search and preparation charges, title insurance, transfer fees, recording costs, and surveyor charges.

## **WHEDA Programs**

### Low-Income Housing Tax Credit Program (LIHTC)

Created by the Tax Reform Act of 1986, the LIHTC Program gives states the equivalent of nearly \$5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The program provides an incentive by providing credit against Federal income tax liability. As a basic program requirement, rental property owners either make at least 20 percent of their housing units available to households with incomes not exceeding 50 percent of the area median family income as adjusted for family size or make at least 40 percent of their housing units available to household with incomes not exceeding 60 percent of an area's median family income as adjusted for family size. Property owners must agree to maintain these percentages for at least 30 years. The LIHTC Program is administered by WHEDA in Wisconsin.

### Home Ownership Mortgage (HOME) Loan Program

The HOME Loan Program, administered by WHEDA and funded by HUD, offers long-term, below-market, fixed-rate financing for low- to moderate-income, first-time homebuyers. Features and benefits of this program include a below-market, fixed interest rate with up to a 30-year term; a low down payment required with down-payment assistance available; lower mortgage insurance premiums; and Mortgage Guardian mortgage payment protection in the event of involuntary job loss. For Washington County, eligible properties include new or existing single-family detached dwellings; manufactured housing on land owned by the applicant and taxed as real estate; condominiums; and two, three, or four unit dwellings that are at least five years old.

### Fixed-Interest Only Loan Program

The Fixed-Interest Only Loan Program, administered by WHEDA and funded by HUD, offers below-market, fixed-rate financing with reduced payments during the first seven years for eligible first-time homebuyers. The home purchase price must be at least \$150,000 and cannot exceed the purchase price limits listed above for the HOME Loan Program.

### HOME Plus Loan Program

The HOME Plus Loan Program administered by WHEDA and funded by HUD provides financing of up to \$10,000 for down payment and closing costs and a line of credit for future home repairs. Borrowers must have less than \$4,500 in liquid assets to be eligible to draw HOME Plus funds for down payment and closing costs. Those with liquid assets exceeding \$4,500 may still request the line of credit for future home repairs. Eligible properties must be occupied by the owner and can be anywhere from one to four units.

## **HUD Programs**

### Section 8 Rental Voucher Program

The Section 8 Rental Voucher Program increases affordable housing choices for low-income households by allowing families to choose privately owned rental housing. A public housing authority (PHA) generally pays the landlord the difference between 30 percent of a family's gross household income and the PHA-determined payment standard, about 80 to 100 percent of the fair market rent (FMR). Housing authorities

may be established by counties and local governments. There are three housing authorities in the County; they include the Hartford Community Development Authority (HCDA), the Slinger Housing Authority, and the West Bend Housing Authority. Of these three housing authorities, only HCDA and the West Bend Housing Authority provide vouchers. HCDA provides up to 148 households within the City of Hartford with vouchers per month. The West Bend Housing Authority provides up to 244 households within the City of West Bend with vouchers per month.

WHEDA administers the Section 8 Program outside Hartford, Slinger, and West Bend. In recent years, WHEDA has contracted with Horizon Management Group, Inc., based in La Crosse County with an office in Sheboygan County, to administer the program in Washington County. Horizon Management Group provides up to 102 households with vouchers per month outside the Cities of Hartford and West Bend.

Prior to 1981, another portion of Section 8 rental assistance was disbursed directly to individual property owners. This was referred to as "Project-Based Assistance." HUD entered into 20-year contribution contracts with individual property owners to provide subsidies for lower-income tenants. Because this component of the Section 8 Program was eliminated in 1981, the number of rental housing units subsidized in this manner has been decreasing as contracts with property owners expire. Contracts remaining in effect are the result of "renewal" of contracts initiated prior to 1981. As shown on Table 7.13, there were 427 HUD-assisted units in the County as of 2014; 204 units housed families, and 223 units housed elderly or other specific types of households. These units do not count against the limits described above.

#### Section 202 Supportive Housing for the Elderly Program

HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly people for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Private nonprofit organizations can apply to develop a Section 202 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance. Public entities are not eligible for funding under this program. Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy. The Germantown Group Home (N116 W161 Main Street, Germantown), which has a total of four units, is the only Section 202 subsidized development in Washington County.

#### Section 811 Supportive Housing for Persons with Disabilities

HUD provides interest-free capital advances to private nonprofit sponsors to finance the development of rental housing such as independent living projects, condominium units, and small group homes that will provide supportive services for people with disabilities. The capital advance does not have to be repaid as long as the project serves very low-income people with disabilities for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Nonprofit organizations with a Section 501 (c) (3) tax exemption from the IRS can apply to develop a Section 811 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance, up to a maximum of \$10,000. Occupancy in Section 811 housing is open to any very low-income household comprised of at least one person who is at least 18 years old and has a disability, such as a physical or developmental disability or chronic mental illness.

### ***USDA Rural Development Programs***

#### Farm Labor Housing Loans and Grants

Farm Labor Housing Loans and Grants provide low-cost financing for the development of affordable rental housing for both year-round and migrant "domestic farm laborers" and their households. These programs may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as onsite child care centers.

### Multifamily Housing Direct Loans

Multifamily Housing Direct Loans provide loans for the development of affordable rental housing in rural communities. Low and very-low income households are targeted as tenants, but moderate income households are also eligible. Rural Development may also provide "Rental Assistance," a project-based tenant subsidy that pays a portion of tenant housing costs, reducing them to an affordable level (30 percent of adjusted income). Projects must be in a rural area and consist of at least two rental units.

### Multifamily Housing Guaranteed Loans

Multifamily Housing Guaranteed Loans serve the rental housing needs of low- and moderate-income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Tax Credit, HOME, and state rental assistance programs. Loans can be made for a variety of rental housing types, for example: family, elderly, congregate housing, and mobile homes. Loans can be made for new construction, moderate or substantial rehabilitation, acquisition of buildings that provide for "special housing needs," and combination construction and permanent loans. Tenants' income cannot exceed 115 percent of the area median income, adjusted for family size. Rent (including tenant-paid utilities) for any unit at initial occupancy cannot exceed 30 percent of 115 percent of the area median income, adjusted for family size. The average rent (including tenant-paid utilities) for all units in a project cannot exceed 30 percent of area median income.

### Rural Housing Site Loans

Rural Housing Site Loans are short term loans to finance development costs of subdivisions located in communities with a population of 10,000 or less (selected communities with a population between 10,000 and 20,000 are also eligible). Developed lots are to be sold to families with low- to moderate-household income (up to 115 percent of the county median income). Loans can be made to public or private local non-profit organizations with legal authority to buy, develop, and sell home sites to eligible applicants.

### Single Family Housing Direct Loans

Single Family Housing Direct Loans are for families seeking financing to purchase new or existing homes or to repair or improve a home. This subsidized housing program offers loan benefits as down payment assistance to enable purchase with a loan through a private lending source (Rural Development accepts a junior lien behind the primary lender) or as a sole source of assistance for purchase, repair, or improvement. Sole source assistance is limited to families who are unable to obtain any part of the needed credit from another lending source. To be eligible an applicant must have the ability to repay the loan, live in the home, and be a citizen or be legally admitted to the U.S. for permanent residence, among other requirements. Family income cannot exceed 80 percent of the county median income.

### Single Family Housing Guaranteed Loans

The Guaranteed Rural Housing (GRH) Loan Program provides moderate-income families with access to affordable home ownership in eligible rural areas. Approved GRH lenders provide home purchase financing requiring no down payment and can finance loan closing costs and repairs up to the property's appraised value. To be eligible, an applicant must have adequate and dependable income; be a citizen or be legally admitted to the U.S. for permanent residence; have an adjusted annual household income that does not exceed the moderate-income limits for the area; and demonstrate adequate repayment ability. The home must be a new or existing stick-built or modular home that meets HUD guidelines; a new manufactured home on a permanent foundation; owner-occupied and not income producing; and located in an eligible rural area or community.

### **WisLoan**

This program provides loans for a wide variety of residential modifications to improve accessibility for people with disabilities, including ramps and home accessibility modifications for non-rental units. Individuals applying for a loan must be a Wisconsin resident, at least 18 years old (parents and other relatives can apply on behalf of people with disabilities under age 18), and have a disability. Applicants can request any amount needed for the modifications, but the loan amount is dependent on ability to repay the loan and availability of loan funds. The loan is available to Washington County residents and administered by IndependenceFirst with oversight by the Independent Living Unit of the State Bureau of Aging and Long Term Care Resources

(part of the Wisconsin Department of Health and Family Services). The IndependenceFirst office located in Milwaukee serves Washington County.

### **Housing Trust Funds**

Housing trust funds can be established by county or local governments (or state governments) to support the preservation and production of affordable housing through a dedicated source of public financing. As of 2009, over 600 local government, county, and state housing trust funds had been established. They have combined to dedicate about \$1.6 billion annually towards addressing affordable housing needs across the Country. Locally, housing trust funds have been established by the City of Milwaukee, City of New Berlin, and Milwaukee County.

### **Department of Veteran Affairs Home Loan Program**

This program is available to veterans, active duty military personnel, and certain members of the reserves and National Guard. The program offers advantages to applicants including loans with no money down and no private mortgage insurance payments. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs.

### **Private Housing Programs**

#### **Habitat for Humanity**

Habitat for Humanity builds and renovates homes with the help of future home owners through donations of money, materials, and volunteer labor and sells the homes to the partner families at no profit. A Washington County Chapter (HFH-WC) was founded in 1998. The Chapter is a locally run affiliate of Habitat for Humanity International, a nonprofit, ecumenical Christian housing ministry. Habitat for Humanity works in partnership with people in need to build simple, decent, affordable housing. The houses then are sold to those in need at no profit and with no interest charged.

There are several criteria that are considered when determining if families are eligible for a Habitat for Humanity home, including:



**A multifamily home under construction by Habitat for Humanity.**

#### Need

- Applicant's present housing must be considered inadequate as per the following:
  - Applicant is unable to meet local government maintenance standards
  - The building has structural problems
  - The water, electrical, sewage, or heating systems are not functioning properly
- Applicant has not been able to obtain housing by conventional means

#### Ability to Pay

- Home is actually bought from Habitat for Humanity - Washington County
- Applicant must demonstrate the ability to pay to HFH-WC:
  - The monthly mortgage
  - Real estate taxes
  - Insurance

- Applicant must be able to meet all other family financial obligations
  - HFH-WC can help develop a budget in order to determine eligibility

Willingness to Participate

- 12 hours of “sweat equity” must be completed prior to review of application
- 500 hours of “sweat equity” must be completed before house can be occupied
  - This can include hours worked by extended family or friends
- 50 hours of “sweat equity” must be donated after home is completed
  - This assures that Partner Families pass on what they have experienced
- Maintenance and repairs are the participant’s responsibility after move in
- Maintain an ongoing relationship with HFH-WC after moving in, and includes:
  - Financial counseling
  - Household maintenance education

**7.4 COMMUNITY POLICIES AND REGULATIONS AFFECTING HOUSING DEVELOPMENT**

Housing structure type, housing unit size, and lot size are controlled by community zoning regulations. It is therefore appropriate to examine those regulations to identify the extent to which they permit or exclude relatively lower-cost minimum-size housing structures and lots.

**Zoning Regulations**

***Zoning Districts***

The zoning authority of cities, villages, and towns in Washington County represents an important influence on housing development patterns. Zoning regulations can substantially determine the location, size, and type of housing in a community, which, in turn, has a substantial influence on housing cost. Table 7.16 provides an inventory of existing residential zoning districts in each local government to help provide a basis for determining the effect of zoning regulations on various types of housing. The regional housing plan recommends that local governments that provide sanitary sewer and other urban services provide areas within the community for the development of new single-family homes on lots of 10,000 square feet or smaller, with home sizes of 1,100 to 1,200 square feet, to accommodate the development of housing affordable to moderate-income households. Communities with sewer service should also provide areas for the development of multifamily housing at a density of at least 10 units per acre to accommodate the development of housing affordable to lower-income households. Table 7.17 lists zoning districts in sewerred local governments in the County that allow for residential development of this nature.

Housing Unit Types

The type of housing unit allowed is generally determined by the type of structures allowed in residential zoning districts. This is important because apartment units tend to be more affordable to lower-income households than single-family housing units.

Areas zoned as single-family residential typically allow only one detached single-family home per lot. These homes tend to be owner-occupied, but may be rental units. Areas zoned for two-family residential uses allow for duplexes that may be owner-occupied or rental units, or include one unit occupied by the owner with the second unit rented. Areas zoned as multifamily residential allow for structures with three or more units. Multifamily districts vary in the number of units and number of floors allowed per structure. Many housing units in these districts are rental units; however, some may be owner-occupied such as condominiums, townhouses or other single-family attached housing units.

**Table 7.16  
Minimum Lot Size and Floor Area Requirements in Residential Zoning Districts in Washington County Community Zoning Ordinances: 2017**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>	
City of Hartford	Rs-1 Single-Family Residential District	40,000 square feet	850 minimum for one- or two-bedroom units; 1,000 minimum for three-bedroom units; 1,150 minimum for four or more bedroom units; 700 minimum on main entry level; 100 minimum per bedroom	
	Rs-2 Single-Family Residential District	20,000 square feet	Same as Rs-1 District	
	Rs-3 Single-Family Residential District	15,000 square feet	750 minimum for one- or two-bedroom units; 900 minimum for three-bedroom units; 1,050 minimum for four or more bedroom units; 600 minimum on main entry level; 100 minimum per bedroom	
	Rs-4 Single-Family Residential District	10,000 square feet	Same as Rs-3 District	
	Rs-5 Single-Family Residential District	8,000 square feet	Same as Rs-3 District	
	Rs-6 Single-Family Residential District	5,000 square feet	Same as Rs-3 District	
	Rd-1 Two-Family Residential District	15,000 square feet; 7,500 square feet per dwelling unit	900 minimum for one-bedroom unit; 1,000 minimum for two-bedroom unit; 1,100 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom	
	Rd-2 Two-Family Residential District	12,000 square feet; 6,000 square feet per dwelling unit	800 minimum for one-bedroom unit; 900 minimum for two-bedroom unit; 1,000 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom	
	Rm-1 Multi-Family Residential District	5,445 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 600 per dwelling unit and 1,800 per structure for one-bedroom unit; 800 per unit and 2,400 per structure for two-bedroom unit; 1,000 per unit and 3,000 per structure for three or more bedroom unit	
	Rm-2 Multi-Family Residential District	3,960 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,500 per structure for three or more bedroom unit	
	Rm-3 Multi-Family Residential District	3,111 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,550 per structure for three or more bedroom unit	
	City of West Bend	RS-1 Single Family Residential District	15,000 square feet	1,400 minimum for one- and two-bedroom dwellings; 1,600 for three-bedroom dwellings, 1,800 for four or more bedroom dwellings; 1,000 first floor minimum
		RS-2 Single Family Residential District	12,600 square feet	1,200 minimum for one- and two-bedroom dwellings; 1,400 for three-bedroom dwellings, 1,600 for four or more bedroom dwellings; 900 first floor minimum

**Table continued on next page.**

**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
City of West Bend (continued)	RS-3 Single Family Residential District	9,600 square feet	1,100 minimum for one- and two-bedroom dwellings; 1,200 for three-bedroom dwellings, 1,400 for four or more bedroom dwellings; 800 first floor minimum
	RS-4 Single Family Residential District	7,200 square feet	1,000 minimum for one-, two- and three-bedroom dwellings; 1,200 for four or more bedroom dwellings, 800 first floor minimum
	RD-1 Two Family Residential District	11,500 square feet	800 minimum per unit and 1,600 minimum per building for one-bedroom dwelling; 1,000 per unit and 2,000 per building for two-bedroom dwelling; 1,100 per unit and 2,200 per building for three-bedroom dwelling; 1,200 per unit and 2,400 per building for four or more bedroom dwelling; 500 first floor minimum
	RD-2 Two Family Residential District	8,000 square feet	800 minimum per unit and 1,600 minimum per building for one- and two-bedroom dwelling; 900 per unit and 1,800 per building for three-bedroom dwelling; 1,000 per unit and 2,000 per building for four or more bedroom dwelling; 500 first floor minimum
	RM-1 Multi-Family Residential District	4,545 square feet per one-bedroom unit; 5,445 square feet per two-bedroom unit; 6,145 square feet per three or more bedroom unit	650 minimum for one-bedroom dwelling; 850 for two-bedroom dwelling; 1,050 for three-bedroom dwelling
	RM-2 Multi-Family Residential District	3,630 square feet square feet per one-bedroom unit; 4,350 square feet per two-bedroom unit; 5,000 square feet per three or more bedroom unit	Same as RM-1 District
	RM-3 Multi-Family Residential District	3,150 square feet per one-bedroom unit; 3,630 square feet per two-bedroom unit; 4,350 square feet per three or more bedroom unit	Same as RM-1 District
	RM-4 Multi-Family Residential District	2,900 square feet per one- or two-bedroom unit; 3,200 square feet per three or more bedroom unit	Same as RM-1 District
	RM-5 Multi-Family Residential District	2,900 square feet per dwelling unit	550 minimum plus 200 per bedroom if more than one bedroom
	Rs-1 Single-Family Residential District	Five acres	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,200 ground perimeter minimum
	Rs-2 Single-Family Residential District	Two acres	Same as Rs-1 District
	Rs-3 Single-Family Residential District	One acre	Same as Rs-1 District
	Rs-4 Single-Family Residential District	20,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,000 ground perimeter minimum
	Rs-5 Single-Family Residential District	15,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,400 for three-bedroom; 1,500 for four-bedroom; 1,000 ground perimeter minimum

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**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>	
Village of Germantown (continued)	Rs-6 Single-Family Residential District	12,500 square feet	1,200 minimum for one- and two-bedroom dwellings; 1,300 for three-bedroom; 1,400 for four-bedroom; 1,000 ground perimeter minimum	
	Rs-7 Single-Family Residential District	10,000 square feet	1,200 minimum for one-, two-, and three-bedroom dwelling; 1,400 for four-bedroom; 1,000 ground perimeter minimum	
	Rd-2 One- and Two-Family Residential District	15,000 square feet	Single-family: 1,000 minimum per unit for single-story and 1,200 for multi-story;	
	Rm-1 Multiple-Family Residential District	0.5 acres; 7,260 square feet per unit	Two-family: 1,200 minimum per unit 400 minimum per unit for efficiency, 650 per unit for one-bedroom dwelling; 800 per unit for two-bedroom; 1,000 per unit for three or more bedroom	
	Rm-2 Multiple-Family Residential District	0.5 acres; 5,445 square feet per unit	Same as Rm-1 District	
	Rm-3 Multiple-Family Residential District	0.8 acres; 4,356 square feet per unit	350 minimum per unit for efficiency, 525 per unit for one-bedroom dwelling; 650 per unit for two-bedroom; 850 per unit for three or more bedroom	
	EH Elderly Housing District	10 acres	Single- and two-family: 800 minimum for one-bedroom and 1,000 for two-bedroom; Multi-family: 400 minimum for efficiency; 600 for one-bedroom; 800 for two-bedroom	
	MHP Mobile Home Park Residential District	5,000 square feet for single modular or mobile home; 6,000 square feet for double modular or mobile home	None specified None specified	
	Village of Jackson	R-1 Single Family Residential District	16,000 square feet	1,100 minimum; 750 first floor minimum
		R-2 Single Family Residential District	14,000 square feet	Same as R-1 District
R-3 Single Family Residential District		12,000 square feet	1,000 minimum; 600 first floor minimum	
R-4 Single Family Residential District		10,000 square feet	Same as R-3 District	
R-5 Single Family Residential District		8,000 square feet	800 minimum for one-bedroom dwelling; 900 for two-bedroom; 1,000 for three-bedroom	
Village of Kewaskum	R-6 Two Family Residential District	12,000 square feet	700 minimum for one-bedroom dwelling; 1,000 for two-bedroom	
	R-8 Multiple Family Residential District	Larger of 16,000 square feet or 3,000 square feet for each one-bedroom unit and 3,500 for each two-bedroom unit	Larger of 2,000 or 500 for each one-bedroom unit, 700 for each two-bedroom unit, and 900 for each three or more bedroom unit	
	R-9 Mobile Home Park District	5,000 square feet for single modular or mobile home; 7,200 square feet for double modular or mobile home	None specified None specified	
	RS-1 Single-Family Residential District	10,000 square feet	1,200 minimum for one-story and 750 first floor minimum	
Village of Kewaskum	RS-2 Single-Family Residential District	7,200 square feet	1,000 minimum for one-story and 600 first floor minimum	
	RD-1 Two-Family Residential District	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum	

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**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
Village of Kewaskum (continued)	RM-1 Multi-Family Residential District	12,000 square feet for two-family; 2,000 square feet per unit for multi-family, efficiency and one-bedroom; 3,000 square feet per unit for multi-family, two-bedroom; 3,500 square feet per unit for multi-family, three-bedroom or more	1,800 minimum for two-family and 900 per unit; 450 square feet per unit for multi-family, efficiency; 500 square feet per unit for multi-family, one-bedroom; 650 square feet per unit for multi-family, two-bedroom; 800 square feet per unit for multi-family, three-bedroom or more
	R-1 Single-Family Residential District	20,000 square feet	1,500
	R-2 Single-Family Residential District	14,000 square feet	1,350
	R-3 Single-Family Residential District	10,000 square feet	1,150
	R-4 Single-Family Residential District	8,700 square feet	1,100
	RD-1 Single- and Two-Family Residential District	Single-family: 10,000 square feet; Two-family: 13,200 square feet	Single-family: 1,150; Two-family full basement: 900; Two-family no full basement: 1,100
	RM-1 Multi-Family Residential District	12,000 square feet	One-bedroom unit: 600; Two-bedroom unit: 800; Three-bedroom unit: 1,000; Add an additional 100 per unit if no full basement
	MH Mobile Home Park and Mobile Home Subdivision District	Park: 5,000 square feet; Subdivision: 6,000 square feet	Park: 600; Subdivision: 720
	RS-1 Country Estate District	10 acres	1,300 minimum; 1,050 first floor minimum; 100 minimum per bedroom
	RS-1R Country Estate/Remnant Parcel District	5 acres	Same as RS-1 District
Village of Richfield	RS-1a Single-Family Residential and Rural Preservation District	65,000 square feet (gross density of three acres)	Same as RS-1 District
	RS-1b Single-Family Cluster/Open Space Residential District	1.25 acres	Same as RS-1 District
	RS-2 Single-Family Residential District	65,000 square feet	Same as RS-1 District
	RS-3 Single-Family Residential District	Refer to ordinance	Not applicable
	RS-4 Single-Family Residential District	Refer to ordinance	Not applicable
	RD-1 Two-Family Cluster/Open Space Residential District	One acre minimum net area	1,100 minimum; 900 first floor minimum; 100 minimum per bedroom
	RD-2 Two-Family Residential District	One acre minimum net area	Same as RD-1 District
	Walkable Hamlet	10,890 square feet	1,300 square feet
	R-1 Single-Family Residential District	40,000 square feet	1,500 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-2 Single-Family Residential District	20,000 square feet	Same as R-2 District
R-3 Single-Family Residential District	14,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings	
Village of Slinger			

**Table continued on next page.**

**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
Village of Slinger (continued)	R-4 Single-Family Residential District	12,000 square feet	1,100 minimum for one-story dwellings; 1,400 total minimum and 800 first floor minimum for two-story dwellings
	R-5 Single-Family Residential District	9,600 square feet	1,000 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	R-6 Single-Family Residential District	7,200 square feet	950 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	Rd-1 Two-Family Residential District	14,000 square feet	950 minimum per dwelling unit
	Rm-1 Multiple Family Residential District	18,000 square feet	600 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Rm-2 Multiple Family Residential District	18,000 square feet	750 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Mh-1 Mobile Home Park Residence District	7,200 square feet	None specified
	R-1 Agricultural Rural Residential District	Five acres	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
	R-2 Single-Family Residential District (Unsewered)	40,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 1,000 first floor minimum for multi-story dwellings
	R-3 Single-Family Residential District (Sewered)	12,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 1,000 first floor minimum for multi-story dwellings
Town of Addison	R-4 Two-Family Residential District (Sewered)	15,000 square feet; 7,500 square feet per dwelling unit	1,000 minimum; 1,000 first floor minimum
	R-5 Multi-Family Residential District	15,000 square feet; 4,000 square feet per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom units; 900 minimum for two-bedroom or larger unit
	R-1 Rural Countryside Single-Family Residential District	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
	R-2 Countryside Single-Family Residential District	5 acres	1,600 minimum plus 200 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
	R-3 Estate Single-Family Residential District	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
Town of Barton			

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**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
Town of Barton (continued)	R-4 Suburban Estate Single-Family Residential District	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
	R-5 Suburban Single-Family Residential District	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
	R-6 Transitional Urban to Suburban/Rural Residential District	15,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>a</sup>
	R-7 Urban Single-Family Residential District	15,000 square feet	Same as R-6 <sup>b</sup>
	R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600
	R-9 Medium Density Urban Residential District	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 <sup>c</sup>
	R-10 High Density Urban Residential District	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units
Town of Erin	R-1 Single-Family Residence District	1.5 acres	1,200 minimum for one-story; 1,400 minimum for one and one-half; 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level, 800 first floor; and 1,200 minimum for tri-level, 800 first floor with full basement. 1,400 minimum for one-story; 1,400 minimum for one and one-half, 1,150 first floor; 1,400 minimum for two-story, 1,000 first floor with slab at grade

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**Table 7.16 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
Town of Erin (continued)	R-3 Single-Family Residence District	Three acres	Same as R-1
	R-5 Single-Family Residence District	Five acres	Same as R-1
	R-10 Single-Family Residence District	10 acres	Same as R-1
	R-20 Single-Family Residence District	20 acres	Same as R-1
Town of Farmington	RD Residential District	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor
	CE Country Estate Residential District	Three acres	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level
Town of Germantown	A Residence District	3 acres	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
	B Residence District	3 acres	Same as A Residence District
Town of Hartford	RR Rural Residential District	40,000 square feet	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings
	R Residential District	40,000 square feet for unsewered; 12,000 square feet for sewer	Same as RR District
	R4 Pike Lake Residential District	12,000 square feet for new lots; 7,500 square feet for existing lots	Same as RR District
	R-1 Single-Family Residential District	60,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
Town of Jackson	R-2 Two-Family Residential district	60,000 square feet	1,200 minimum per unit; 1,200 first floor minimum
	R-3 Multi-Family Residential District	60,000 square feet	2,000 minimum per structure; 900 minimum per dwelling unit
	R-1 Single-Family Residential District	One acre	1,200
Town of Kewaskum	R-1 Single-Family Residential District	60,000 square feet	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
	R-2 Multi-Family Residential District (Sewered)	15,000 square feet, but not less than 4,000 square feet per dwelling unit, whichever is greater	750 for one-bedroom dwelling units, 950 for two-bedroom dwelling units
Town of Trenton	R-1 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-2 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-3 Rural Residential District	3 acres	1,400 minimum; 1,000 first floor minimum for multi-story dwellings

**Table continued on next page.**

**Table 7.16 (Continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Trenton (continued)	R-4 Single-Family Residential District (Sewered)	20,000 square feet	1,100 minimum; 700 first floor minimum for multi-story dwellings
	R-5 Single-Family Residential District (Sewered)	12,000 square feet	1,000 minimum; 700 first floor minimum for multi-story dwellings
	R-6 Two-Family Residential District (Unsewered)	60,000 square feet	1,100 minimum per dwelling unit or 2,200 minimum per structure
	R-7 Two-Family Residential District (Sewered)	20,000 square feet	1,000 minimum per dwelling unit or 2,000 minimum per structure
	R-8 Multiple-Family Residential District	1.5 acres for 4-unit dwellings plus 0.5 acre per each additional two units <sup>d</sup>	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
	CES Country Estate District	10 acres	1,800 minimum; 1,200 first floor minimum for multi-story dwellings
	CES-5 Country Estate District (Hobby Farms – Country Homes)	5 acres	1,600 minimum; 1,200 first floor minimum for multi-story dwellings
	CES-10 Country Estate District (Hobby Farms – Country Estates)	10 acres	1,800 minimum; 1,400 first floor minimum for multi-story dwellings
Town of Wayne	R-1 Single-Family Residential District	5 acres for traditional and lot averaging; 1.5 acres for clustering	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
	R-2 Single-Family and Two-Family Residential District	1.5 acres total; 30,000 square feet per dwelling unit	1,200 minimum for one-story; 1,200 first floor minimum
	R-3 Multi-Family Residential District	60,000 square feet total; 20,000 square feet per dwelling unit	2,000 minimum; 900 minimum per dwelling unit
	R-4 Hamlet Residential District	3 acres for traditional and lot averaging; 1.5 acres for clustering	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
Town of West Bend	R-1N Neighborhood Residential District	One acre	1,500
	R-1R Rural Residential District	2.5 acres	1,500
	R-1S Shoreline Residential District	65,340 square feet	1,200 minimum; 950 first floor minimum

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

<sup>a</sup> The Town of Barton's R-6 District contains four separate "open space subdivision" options with varying floor area and lot dimension requirements. Consult the Town of Barton zoning ordinance for more information.

<sup>b</sup> The Town of Barton's R-7 District contains three separate "conventional subdivision" options with varying floor area and lot dimension requirements. Consult the Town of Barton zoning ordinance for more information.

<sup>c</sup> The Town of Barton's R-9 District contains two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "conventional subdivision." Consult the Town of Barton zoning ordinance for more information.

<sup>d</sup> A maximum of eight units per lot may be allowed in the Town of Trenton's R-8 District.

Source: Local governments and SEWRPC

**Table 7.17**  
**Zoning Districts in Urban Communities<sup>a</sup> in Washington County that Allow for the**  
**Development of Affordable Single-Family or Multifamily Housing:<sup>b</sup> 2017**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size<sup>c</sup></b>	<b>Minimum Floor Area (square feet)</b>
City of Hartford	Rs-4 Single-Family Residential District	10,000 square feet	750 minimum for one- or two-bedroom units; 900 minimum for three-bedroom units; 1,050 minimum for four or more bedroom units; 600 minimum on main entry level; 100 minimum per bedroom
	Rs-5 Single-Family Residential District	8,000 square feet	Same as Rs-4 District
	Rs-6 Single-Family Residential District	5,000 square feet	Same as Rs-4 District
	Rd-1 Two-Family Residential District	15,000 square feet; 7,500 square feet per dwelling unit	900 minimum for one-bedroom unit; 1,000 minimum for two-bedroom unit; 1,100 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rd-2 Two-Family Residential District	12,000 square feet; 6,000 square feet per dwelling unit	800 minimum for one-bedroom unit; 900 minimum for two-bedroom unit; 1,000 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rm-2 Multi-Family Residential District	3,960 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,500 per structure for three or more bedroom unit
	Rm-3 Multi-Family Residential District	3,111 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,550 per structure for three or more bedroom unit
	RS-3 Single Family Residential District	9,600 square feet	1,100 minimum for one- and two-bedroom dwellings; 1,200 for three-bedroom dwellings; 1,400 for four or more bedroom dwellings; 800 first floor minimum
	RS-4 Single Family Residential District	7,200 square feet	1,000 minimum for one-, two- and three-bedroom dwellings; 1,200 for four or more bedroom dwellings, 800 first floor minimum
	RD-1 Two Family Residential District	11,500 square feet	800 minimum per unit and 1,600 minimum per building for one-bedroom dwelling; 1,000 per unit and 2,000 per building for two-bedroom dwelling; 1,100 per unit and 2,200 per building for three-bedroom dwelling; 1,200 per unit and 2,400 per building for four or more bedroom dwelling; 500 first floor minimum
City of West Bend	RD-2 Two Family Residential District	8,000 square feet	800 minimum per unit and 1,600 minimum per building for one- and two-bedroom dwelling; 900 per unit and 1,800 per building for three-bedroom dwelling; 1,000 per unit and 2,000 per building for four or more bedroom dwelling; 500 first floor minimum

**Table continued on next page.**

**Table 7.17 (Continued)**

<b>Community</b>	<b>Residential Zoning District</b>	<b>Minimum Lot Size<sup>c</sup></b>	<b>Minimum Floor Area (square feet)</b>
City of West Bend (continued)	RM-2 Multi-Family Residential District	3,630 square feet square feet per one-bedroom unit; 4,350 square feet per two-bedroom unit; 5,000 square feet per three or more bedroom unit	650 minimum for one-bedroom dwelling; 850 for two-bedroom dwelling; 1,050 for three-bedroom dwelling
	RM-3 Multi-Family Residential District	3,150 square feet per one-bedroom unit; 3,630 square feet per two-bedroom unit; 4,350 square feet per three or more bedroom unit	Same as RM-2 District
	RM-4 Multi-Family Residential District	2,900 square feet per one- or two-bedroom unit; 3,200 square feet per three or more bedroom unit	Same as RM-2 District
	RM-5 Multi-Family Residential District	2,900 square feet per dwelling unit	550 minimum plus 200 per bedroom if more than one bedroom
	Rs-7 Single-Family Residential District	10,000 square feet	1,200 minimum for one-, two-, and three-bedroom dwelling; 1,400 for four-bedroom; 1,000 ground perimeter minimum
	Rd-2 One- and Two-Family Residential District	15,000 square feet	Single-family: 1,000 minimum per unit for single-story and 1,200 for multi-story; Two-family: 1,200 minimum per unit
	Rm-3 Multiple-Family Residential District	0.8 acres; 4,356 square feet per unit	350 minimum per unit for efficiency, 525 per unit for one-bedroom dwelling; 650 per unit for two-bedroom; 850 per unit for three or more bedroom
Village of Jackson	MHP Mobile Home Park Residential District	5,000 square feet for single modular or mobile home; 6,000 square feet for double modular or mobile home	None specified None specified
	R-4 Single Family Residential District	10,000 square feet	1,000 minimum; 600 first floor minimum
	R-5 Single Family Residential District	8,000 square feet	800 minimum for one-bedroom dwelling; 900 for two-bedroom; 1,000 for three-bedroom
	R-6 Two Family Residential District	12,000 square feet	700 minimum for one-bedroom dwelling; 1,000 for two-bedroom
	R-8 Multiple Family Residential District	Larger of 16,000 square feet or 3,000 square feet for each one-bedroom unit and 3,500 for each two-bedroom unit	Larger of 2,000 or 500 for each one-bedroom unit, 700 for each two-bedroom unit, and 900 for each three or more bedroom unit
	R-9 Mobile Home Park District	5,000 square feet for single modular or mobile home; 7,200 square feet for double modular or mobile home	None specified None specified
	RS-1 Single-Family Residential District	10,000 square feet	1,200 minimum for one-story and 750 first floor minimum
	RS-2 Single-Family Residential District	7,200 square feet	1,000 minimum for one-story and 600 first floor minimum
	RD-1 Two-Family Residential District	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum
Village of Kewaskum	RM-1 Multi-Family Residential District	12,000 square feet for two-family; 2,000 square feet per unit for multi-family, efficiency and one-bedroom; 3,000 square feet per unit for multi-family, two-bedroom; 3,500 square feet per unit for multi-family, three-bedroom or more	1,800 minimum for two-family and 900 per unit; 450 square feet per unit for multi-family, efficiency; 500 square feet per unit for multi-family, one-bedroom; 650 square feet per unit for multi-family, two-bedroom; 800 square feet per unit for multi-family, three-bedroom or more
	R-3 Single-Family Residential District	10,000 square feet	1,150
	R-4 Single-Family Residential District	8,700 square feet	1,100
	RD-1 Single- and Two-Family Residential District	Single-family: 10,000 square feet; Two-family: 13,200 square feet	Single-family: 1,150; Two-family full basement: 900; Two-family no full basement: 1,100

**Table continued on next page.**



**Table 7.17 (Continued)**

Community	Residential Zoning District	Minimum Lot Size <sup>c</sup>	Minimum Floor Area (square feet)
Village of Newburg (continued)	RM-1 Multi-Family Residential District	12,000 square feet	One-bedroom unit: 600; Two-bedroom unit: 800; Three-bedroom unit: 1,000; Add an additional 100 per unit if no full basement Park: 600; Subdivision: 720
	MH Mobile Home Park and Mobile Home Subdivision District	Park: 5,000 square feet; Subdivision: 6,000 square feet	
Village of Slinger	R-5 Single-Family Residential District	9,600 square feet	1,000 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	R-6 Single-Family Residential District	7,200 square feet	950 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	Rd-1 Two-Family Residential District	14,000 square feet	950 minimum per dwelling unit
	Rm-1 Multiple Family Residential District	18,000 square feet	600 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Rm-2 Multiple Family Residential District	18,000 square feet	750 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Mh-1 Mobile Home Park Residence District	7,200 square feet	None specified
Town of Addison	R-4 Two-Family Residential District (Sewered)	15,000 square feet; 7,500 square feet per dwelling unit	1,000 minimum; 1,000 first floor minimum
Town of Polk	R-2 Multi-Family Residential District (Sewered)	15,000 square feet, but not less than 4,000 square feet per dwelling unit, whichever is greater	750 for one-bedroom dwelling units, 950 for two-bedroom dwelling units

<sup>a</sup> Urban communities include those communities in the County with sanitary sewer service.

<sup>b</sup> The regional housing plan recommends communities with sewer service to provide areas for the development of new single-family homes on lots of 10,000 square feet or smaller, with home sizes of 1,100 to 1,200 square feet, to accommodate the development of housing affordable to moderate-income households. Communities with sewer service should also provide areas for the development of multifamily housing at a density of at least 10 units per acre to accommodate the development of housing affordable to lower-income households.

<sup>c</sup> All multifamily residential districts shown in this table allow for a density of at least 10 units per acre.

Source: Local governments and SEWRPC

### Minimum Lot Size Requirements

Residential zoning districts include minimum lot size requirements, which specify the smallest land area a residential structure can be constructed upon. Lot size requirements are important because larger minimum lot size requirements can add to the total price of developing a residence by increasing land and land improvement costs; however, larger minimum lot sizes may be appropriate in areas without urban services, or in environmentally sensitive areas.



**Larger minimum lot sizes may be appropriate in areas without urban services.**

Minimum lot size requirements are typically smaller in local governments, or portions of local governments, that are served by public sewer and water. Public sewer and water services are available in the Cities of Hartford and West Bend, and all of the villages in the County, although not all of the areas within the Village of Germantown or Village of Slinger are provided with sewer and water services. Sanitary districts have been formed to provide sanitary sewer service to the hamlet of Allenton in the Town of Addison; residential areas around Wallace Lake in the Towns of Barton and Trenton, Pike Lake in the Town of Hartford, and Silver Lake in the Town of West Bend; and the Scenic Drive and Hilldale areas in the Town of Trenton and Town of Hartford, respectively.

The smallest minimum lot sizes in the single-family residential zoning districts of cities and villages range from 5,000 square feet in the City of Hartford to 10,000 square feet in the Village of Germantown. The largest lot size for single-family districts in city and village ordinances is 40,000 square feet, or just under one acre, which applies to the City of Hartford and Village of Slinger. The Village of Germantown ordinance includes a residential district with a minimum lot size of five acres, but this is applied to areas outside the Village's sewer service area.

Areas within existing utility and sanitary districts are zoned for lot sizes ranging from 12,000 square feet in Allenton and Trenton (around Wallace Lake) to 20,000 square feet in the Town of Hartford (around Pike Lake). Several towns have zoned areas within or adjacent to the planned sewer service areas of adjacent cities and villages for one- or 1.5-acre lots. In rural portions of the Towns, land within residential districts is often zoned for three-, five-, or seven-acre lots, or for clustered development at an overall density equivalent to these lot sizes; or is zoned in an estate, rural residential, or agricultural zoning district with minimum lot sizes of five, 10, or 35 acres.

### Minimum Floor Area Requirements

All of the local zoning ordinances enacted by Washington County communities include minimum floor area requirements for homes and multifamily units. These requirements are important because the cost of housing units typically increases for larger homes. Minimum floor area requirements generally correlate to minimum lot size requirements; the larger the minimum lot size requirement, the larger the minimum floor area requirement. Many local governments also relate the minimum floor area required to the number of bedrooms in the home or apartment.

The City of Hartford zoning ordinance requires the smallest minimum size for homes and apartments. The minimum size for a one- or two-bedroom single-family home in the City of Hartford Rs-3 zoning district is 750 square feet. The minimum size for an apartment in City of Hartford multifamily zoning districts is 400 square feet for an efficiency apartment and 550 or 600 square feet for a one-bedroom apartment. Minimum floor areas in other city and village zoning ordinances range from 600 to 750 square feet for apartments, and from 1,000 to 1,500 square feet for single-family homes.

Minimum floor area requirements for single-family homes in Town zoning ordinances range from 900 to 2,500 square feet in the Town of Barton, and from 1,000 to 1,800 square feet in the other Town ordinances, with larger homes typically required in zoning districts with larger minimum lot sizes.

## **Flexible Zoning Techniques**

### ***Planned Unit Developments and Traditional Neighborhood Developments***

In addition to the zoning districts listed on Table 7.16, several local governments allow housing development through more flexible zoning regulations such as Planned Unit Developments and Traditional Neighborhood Developments. Community zoning ordinances that include such regulations are discussed below.

#### Planned Unit Developments

Planned Unit Developments (PUDs) in Washington County communities are allowed in two ways: through application of an overlay zoning district that varies specified requirements in the underlying zoning district, or through approval of a conditional use permit. All community PUD regulations limit the uses permitted in the PUD to the uses permitted in the underlying zoning district (for example, if the PUD is applied to a single-family residential zoning district, only single-family homes can be built within the PUD). The PUD regulations allow the minimum lot size, building setbacks, and other requirements of the underlying zoning district to be varied, subject to approval of the local Plan Commission or governing body. Five communities may allow higher densities in PUDs than allowed in the underlying district. A summary of PUD regulations adopted by Washington County communities follows.

- The majority of local governments use PUD regulations to alter minimum lot size, frontage, and yard requirements, provided that adequate open space is set aside so that the average residential density of the PUD is no greater than that permitted in the underlying district. This approach is used by the Towns of Addison, Polk, and Trenton; the Villages of Kewaskum and Slinger; and the Cities of Hartford and West Bend. The Town of Jackson, and Town of Wayne PUD regulations authorize the Plan Commission to permit individual lots to be reduced to half the size required in the underlying district if public sanitary sewerage facilities are provided to the PUD. The density within the PUD may not exceed the average density permitted in the underlying district.
- The remaining communities allow an increase in the overall density of residential development in PUDs in specified situations, in addition to allowing flexibility in minimum lot sizes and setbacks:
  - The Town of Barton, Town of Farmington, Village of Germantown, and Village of Jackson PUD regulations allow residential uses consistent with the uses permitted in the underlying zoning district, with densities determined by the Plan Commission.
  - The Town of Hartford Planned Residential Development overlay district regulations allow single-family residences to be developed at a density no greater than two times the maximum residential density permitted in the underlying district. Minimum lot sizes may be reduced to half the size required in the underlying district.
  - The Village of Richfield allows residential Planned Unit Developments in the RS-1A and RS-2 Districts. In the RS-1A PUD the density may be increased by 1 percent for each 1.5 percent of land preserved as open space, with a minimum lot size of 65,000 square feet. Average intensity and density within the RS-2 PUD may be no greater than that permitted in the underlying district.

#### Traditional Neighborhood Development

Section 66.1027 of the *Wisconsin Statutes* requires any city or village with a population of 12,500 or more residents to include provisions that would accommodate “Traditional Neighborhood Developments.” Traditional Neighborhood Developments are intended to be unified neighborhoods with a mix of land uses with open space and access to various transportation modes integrated into the neighborhood. The City of West Bend zoning ordinance specifically allows Traditional Neighborhood Development (TND) as a type of Planned Unit Development. The City of Hartford was preparing TND regulations during the preparation of this plan update. The Village of Richfield’s Walkable Hamlet District encourages infill development based on TND principles. The Village of Germantown Planned Development District allows a mix of uses as well as a transfer of residential density to allow a clustering of dwelling units. The overall density of the site may exceed the density permitted by the underlying zoning district upon a favorable vote of three-fourths of the full Village Board.

## Accessory Apartments

Several communities in Washington County allow accessory apartments as a conditional use. An accessory apartment, sometimes referred to as a “mother-in-law” apartment, is a secondary dwelling established in conjunction with and clearly subordinate to a primary dwelling, and may be part of the same structure as the primary dwelling or a detached unit on the same lot, as specified in each zoning ordinance. Accessory apartments are typically intended for use by relatives of the individuals residing in the primary dwelling. Community zoning ordinances that allow for accessory apartments or dwellings include:



**Additional space, such as the space above this home’s garage, could be utilized as an accessory apartment.**

- Town of Addison: Allows accessory apartments for use by relatives of the owner of the principal dwelling or, if applicable, an employee of the principal farm operator. Accessory apartments are permitted as a conditional use in the Town’s A-1 Agricultural District. Also allows for the conversion of farmhouses to duplexes.
- Town of Barton: Allows for commercial apartments (above first floor only) as a Permitted Use within the Town’s NHB Neighborhood and Hamlet Business, CB Community Business, FB Freeway Interchange Business, I Institutional, and PUD Planned Unit Development Zoning Districts.
- Town of Farmington: Allows a dependent unit or accessory apartment as part of a single-family residence to be occupied by a person related to the owner. Dependent units are permitted as a conditional use in the Town’s RD Residential District, CE Country Estate Residential District, and AG Agricultural District.
- Town of Polk: Allows in-law units within the same structure as the primary residence, limited to occupancy by two related people. In-law units are permitted as a conditional use in the Town’s A-1 General Agricultural District.
- Town of Trenton: Allows accessory apartments for use by relatives of the owner of the principal dwelling. Accessory apartments are permitted as a conditional use in the Town’s R-1, R-2, R-3, and R-4 Residential Districts, the EA, AT, and A-1 Agricultural Districts, and I-1 and I-2 Institutional Districts.
- Village of Richfield: Allows the inclusion of one mother-in-law suite within a single-family or two-family dwelling. A mother-in-law suite, as defined in the Village zoning ordinance, consists of one or more rooms within a dwelling to be occupied by members of the family and not to include separate entry or cooking facilities. Mother-in-law suites are permitted as a principal use in all Village residential districts.



Credit: Washington County

## 8.1 INTRODUCTION

The Transportation Element is one of the nine elements of a comprehensive plan required under Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (c) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide the future development of various modes of transportation in the County. Under the comprehensive planning law, the Transportation Element should incorporate State and Regional transportation plans, and compare County goals, objectives, policies, and programs to those of State and Regional transportation plans. Washington County transportation-related goals, objectives, policies, and programs are presented in Chapter 12.

It should be noted that the Washington County Board of Supervisors voted to adopt the Washington County 2050 Transportation Network Sustainability Plan in February 2018. The primary goal of this plan, which is consistent with the County's Strategic Plan, is to determine the level of funding necessary to maintain reliable infrastructure to provide effective mobility. The guiding principle of the plan is to effectively plan for a reliable, well-maintained, and accessible transportation network that meets the current and future growth needs of the County. The Washington County transportation-related goals, objectives, policies, and programs presented in Chapter 12 have been updated accordingly to reflect the recommendations and findings of the 2050 Transportation Network Sustainability Plan.

Modes of transportation addressed in this element include:

- Arterial streets and highways
- Collector and local streets
- Public transit
- Transportation systems for people with disabilities and the elderly
- Bicycle and pedestrian facilities

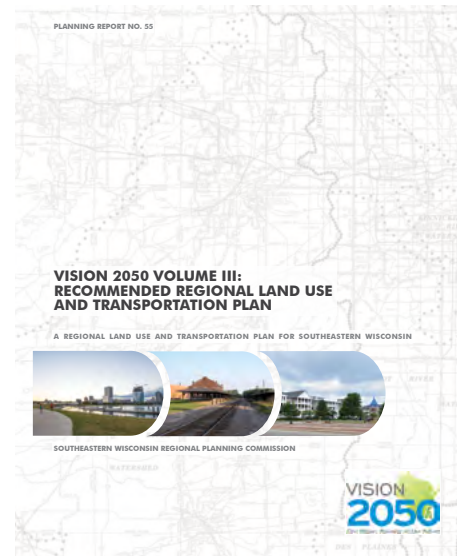
- Railroads
- Air transportation
- Trucking and water transportation

## 8.2 EXISTING TRANSPORTATION SYSTEM AND REGIONAL TRANSPORTATION SYSTEM PLAN

### VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin

The adopted regional transportation plan is set forth in SEWRPC Planning Report No. 55, *VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin*. The transportation component of the plan is designed to serve the land use pattern recommended in the land use component of the plan. VISION 2050 is multimodal, i.e., it provides recommendations for a transportation system that integrates several modes, or means, of transportation. The plan includes recommendations regarding six key transportation elements: public transit, bicycle and pedestrian facilities, transportation system management, travel demand management, arterial streets and highways, and freight transportation. Implementing the plan would result in:

- Significantly improving and expanding public transit and improving and expanding local and express transit services to support compact growth and enhance the attractiveness and accessibility of the Region
- Enhancing the Region’s bicycle and pedestrian network to improve access to activity centers, neighborhoods, and other destinations
- Keeping existing major streets in a state of good repair and efficiently using the capacity of existing streets and highways
- Strategically adding capacity on highly congested roadways, incorporating “complete streets” roadway design concepts to provide safe and convenient travel for all, and addressing key issues related to moving goods into and through the Region



**VISION 2050 is multimodal, and provides recommendations for a transportation system that integrates several modes, or means, of transportation.**

### Arterial Streets and Highways

The VISION 2050 Transportation Component recommends a street and highway system that supports the existing development pattern and promotes the implementation of the Land Use Component. Among other recommendations, the Land Use Component recommends centralized urban development within planned urban service areas, which can be more economically served by transportation facilities and services than low-density development dispersed across the County. That recommendation is generally reflected in the County Land Use Element.

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation; and serving as the location for utilities and stormwater

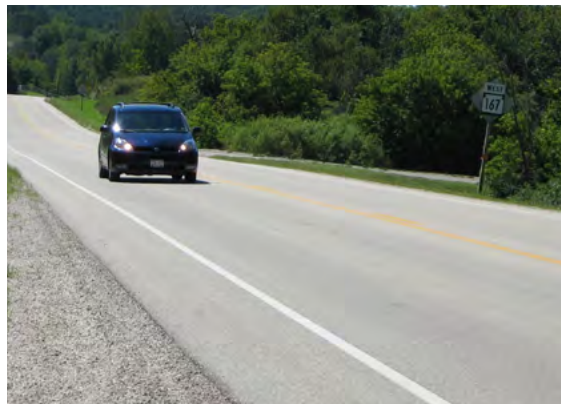


**The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas.**

management facilities. The three functional classifications of streets and highways are: arterial streets, collector streets, and local streets. In 2017, there were approximately 1,537 miles of streets and highways in Washington County, including about 277 miles of arterial streets and highways. Of the 277 miles of arterial streets and highways, 186 miles were under State jurisdiction, 29 miles were under County jurisdiction, and 62 miles were under local jurisdiction. Existing roadway mileage by function and jurisdiction (not including roadways under State jurisdiction) is presented in Table 8.1. The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas. Collector streets are intended to serve primarily as connections between the arterial street system and the local streets. In addition to collecting and distributing traffic to and from the local streets, collector streets usually perform a secondary function of providing access to abutting property. The primary function of local streets is to provide access to abutting property.

### **County and Local Street Inventory**

The Wisconsin Department of Transportation (WisDOT) maintains a detailed database of county and local street information in the “Wisconsin Information System for Local Roads” (WISLR) database. Physical attributes such as right-of-way (RW) and pavement width, number of traffic lanes, type of surface and pavement rating, resurfacing and maintenance treatment history, the presence and type of shoulders or curbs, and the presence of sidewalks are available in a database that can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of a street, can also be obtained. The information in the database is provided by county and local government and is intended to assist in reporting roadway pavement conditions. Pavement conditions of arterial streets and highways in Washington County under State jurisdiction in 2016, and arterial streets and highways in Washington County under County or local jurisdiction in 2015 are shown on Map 8.1 and presented in Table 8.2. Under Section 86.302 of the *Wisconsin Statutes*, pavement ratings must be submitted to WisDOT by each county and local government every other year. The pavement surface evaluation and rating (PASER) is the most commonly used method in Wisconsin.



**WisDOT maintains a detailed database of the county and local street information in the Wisconsin Information System for Local Roads (WISLR).**

### **Jurisdictional Highway System Plan**

Recommendations for the maintenance, improvement, and expansion of arterial streets and highways from the Year 2035 Regional Transportation System Plan were refined in 2007 and 2008 while preparing an update to the Washington County jurisdictional highway system plan.<sup>71</sup> The County plan was adopted by the County Board of Supervisors in 2008 and the Regional Planning Commission in 2009. The recommendations of the jurisdictional highway system plan have been incorporated into this Transportation Element and will efficiently serve the anticipated land use development pattern recommended by this plan. The plan can be further refined based on VISION 2050 at the request of the County.

The Year 2035 County jurisdictional highway system plan contains a functional arterial street and highway system plan. This functional plan consists of recommendations concerning the general location, type, capacity, and service levels of the arterial street and highway facilities required to serve Southeastern Wisconsin to the year 2035. Recommended improvements to the arterial street and highway system in Washington County from the jurisdictional highway system plan and updated based on input for VISION 2050 from the Washington County Jurisdictional Highway Planning Committee are shown on Map 8.2. Alternative alignments for the conceptual location of the new street and highway segments shown on Map 8.2 would be evaluated during preliminary engineering, which would precede construction of proposed routes.

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<sup>71</sup> Documented in SEWRPC Planning Report No. 23, 2nd edition, A Jurisdictional Highway System Plan for Washington County: 2035.

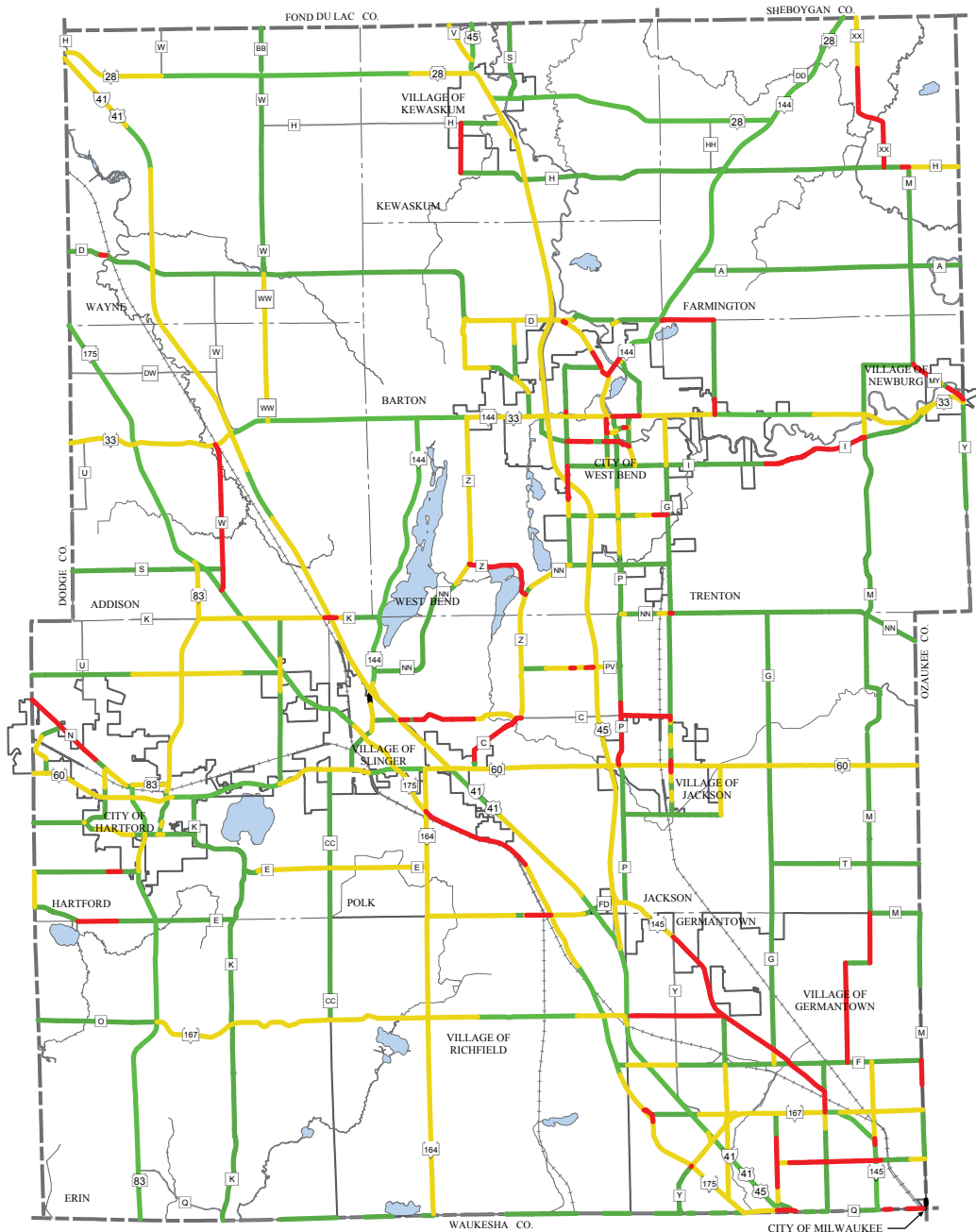
**Table 8.1  
Street and Highway Mileage by Jurisdictional Classification in Washington County Communities: 2017**

Community	Municipal Jurisdiction		County Jurisdiction			Total Municipal Miles	Total County Miles	Total Miles
	Arterial	Collector	Local	Arterial	Collector			
<b>Cities</b>								
Hartford	7.78	5.58	56.86	0.63	0.83	70.22	1.46	71.68
West Bend	19.01	19.53	95.85	0.97	--	134.39	0.97	135.36
<b>Villages</b>								
Germantown	21.03	11.89	97.65	7.40	7.77	130.57	15.17	145.74
Jackson	1.68	6.74	18.37	0.78	--	26.79	0.78	27.57
Kewaskum	--	1.23	17.01	1.65	--	18.24	1.65	19.89
Newburg	--	0.27	4.92	--	0.99	5.19	0.99	6.18
Richfield	0.25	27.12	118.95	3.00	1.03	146.32	4.03	150.35
Slinger	2.16	2.95	22.89	--	0.68	28.00	0.68	28.68
<b>Towns</b>								
Addison	--	--	64.55	0.45	13.06	64.55	18.68	83.23
Barton	0.59	8.49	37.19	1.78	3.86	46.27	5.64	51.91
Erin	--	0.51	56.19	1.17	12.80	56.70	13.97	70.67
Farmington	--	4.03	61.09	--	18.88	65.12	20.45	85.57
Germantown	--	0.31	4.15	--	0.85	4.46	0.85	5.31
Hartford	1.93	11.47	35.29	1.23	8.71	48.69	11.80	60.49
Jackson	3.46	6.54	49.53	1.68	20.61	59.53	22.29	81.82
Kewaskum	--	4.27	33.78	0.02	6.38	38.05	6.40	44.45
Polk	0.46	8.32	49.17	3.28	11.29	57.95	14.57	72.52
Trenton	3.53	10.48	52.40	1.10	14.10	66.41	15.20	81.61
Wayne	--	--	57.33	--	15.13	57.33	16.49	73.82
West Bend	0.11	4.32	40.48	3.93	6.09	44.91	10.02	54.93
Washington County	61.99	134.05	973.65	29.07	143.06	1,169.69	182.09	1,351.78

Source: Wisconsin Department of Transportation and Washington County



# Map 8.1 Arterial Street and Highway Pavement Condition in Washington County: 2015/2016



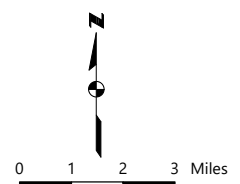
**PAVEMENT CONDITION**

- POOR
- FAIR
- GOOD
- NO RATING

Notes: For state trunk highways, a roadway with an International Roughness Index (IRI) of less than 1.5 is considered in good condition, an IRI between 1.5 and 3.5 is considered in fair condition, and an IRI of more than 3.5 is considered in poor condition. For county/local trunk highways, a roadway having a PASER of 7 or more is considered in good condition, a PASER of 5 or 6 is considered in fair condition, and a PASER of 4 or less is considered in poor condition.

The pavement condition along state trunk highways was collected in the year 2016 and the pavement condition along county and local arterials was collected in the year 2015.

Source: Wisconsin Department of Transportation and SEWRPC



**Table 8.2**  
**Arterial Street and Highway Pavement Condition in Washington County: 2015/2016<sup>a</sup>**

Pavement Rating	Surface Arterials	Freeways	Total	Percent of Total
Good	231.9	11.3	243.2	55.2
Fair	123.5	30.9	154.4	35.0
Poor	43.0	--	43.0	9.8
Total	398.4	42.2	440.6	100.0

Note: For state trunk highways, a roadway with an International Roughness Index (IRI) of less than 1.5 is considered in good condition, an IRI between 1.5 and 3.5 is considered in fair condition, and an IRI of more than 3.5 is considered in poor condition. For county/local trunk highways, a roadway having a PASER of 7 or more is considered in good condition, a PASER of 5 or 6 is considered in fair condition, and a PASER of 4 or less is considered in poor condition.

<sup>a</sup> The pavement condition along State Trunk Highways was collected in the year 2016 and the pavement condition along County and Local arterials was collected in the year 2015.

Source: Wisconsin Department of Transportation and SEWRPC

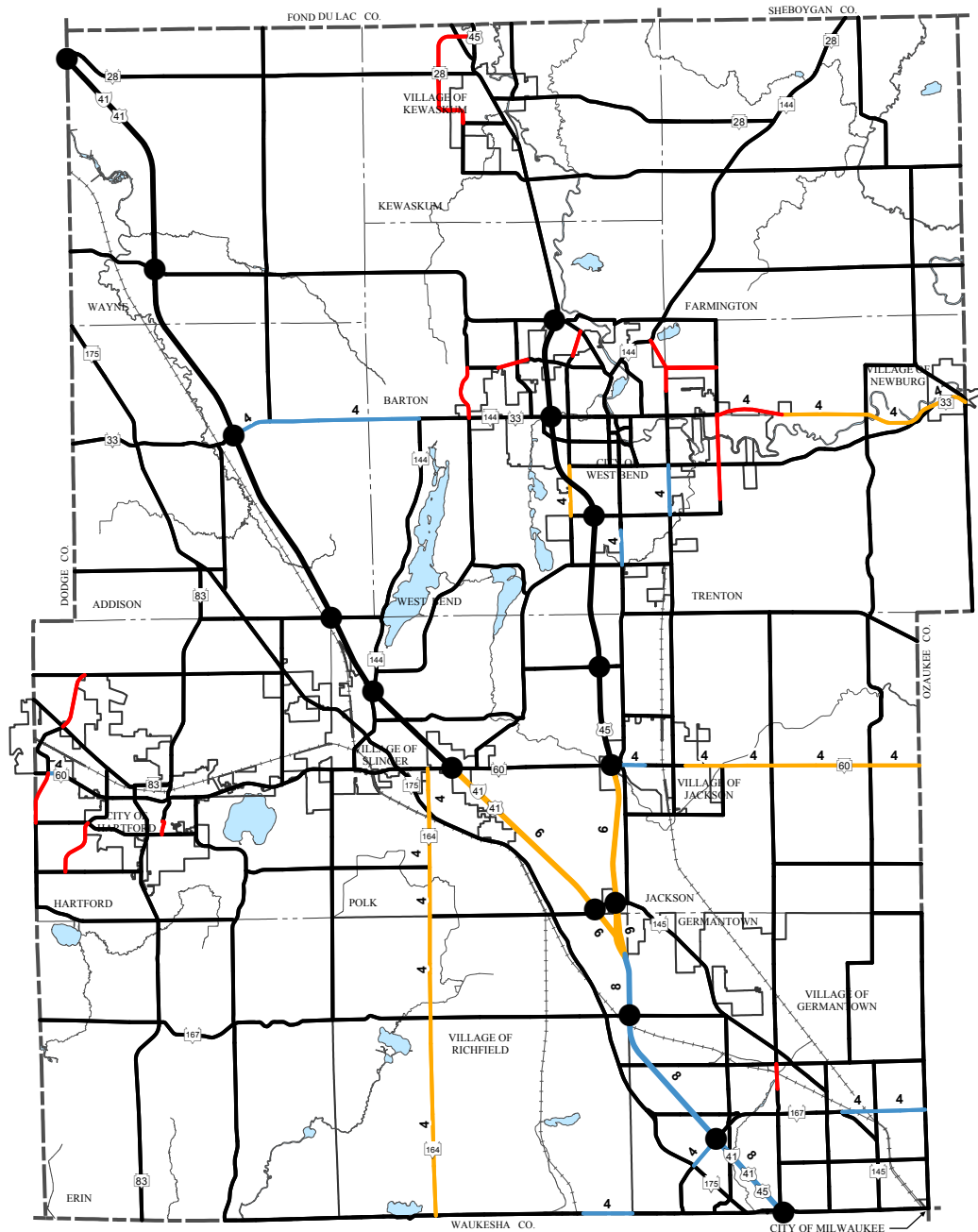
Changes to the functional improvement recommendations under the year 2035 Washington County jurisdictional highway system plan approved by the Washington County Jurisdictional Highway Planning Committee as part of the development of VISION 2050 include:<sup>72</sup>

- Removal of planned extension of Pioneer Road between Powder Hill Road and Slinger Road
- Removal of planned widening of STH 164 from two to four traffic lanes between County Line Road (CTH Q) and Pioneer Road, and, instead, addition of reservation of right-of-way to accommodate a future widening of the facility beyond the year 2050
- Removal of planned realignment of USH 45 within the former railroad right-of-way in the Village of Kewaskum
- Removal of the planned widening of STH 60 from two to four traffic lanes between a point 1,000 feet east of Jackson Drive to Maple Road, and, instead, addition of reservation of right-of-way to accommodate a future widening of this facility beyond the year 2050
- Removal of the planned widening of S. Main Street between Walnut Street and W. Decorah Road and on W. Decorah Road between S. 7th Avenue and S. Indiana Avenue in the City of West Bend
- Addition of the planned widening of STH 33 from two to four traffic lanes between IH 41 and STH 144
- Addition of the planned widening of S. River Road from two to four traffic lanes between E. Decorah Road (CTH I) and E. Paradise Drive
- Addition of planned widening of S. Main Street/CTH P from two to four traffic lanes between Humar Street and Rusco Road/CTH NN

The Year 2035 County jurisdictional highway system plan also made recommendations for arterial street and highway system jurisdictional responsibility; specifically, which unit of government (State, County, or local) should have jurisdiction over each arterial street and highway and be responsible for maintaining and improving the facility. Map 8.3 shows the levels of government recommended to have jurisdiction over arterial streets and highways in Washington County by 2035, and reflects additional recommendations of

<sup>72</sup> Discussion of the process for removing the planned east-west arterial route located north of the Hartford and Slinger areas (STH 60 reliever route) from the jurisdictional highway system plan for Washington County and VISION 2050 is discussed under Section 11.4 of Chapter 11, Intergovernmental Cooperation Element. This process was initiated under this comprehensive plan update.

# Map 8.2 Washington County Functional Highway Improvement Plan: 2050



### ARTERIAL STREET OR HIGHWAY

- NEW
- WIDENING AND/OR OTHER IMPROVEMENT TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMMODATE FUTURE IMPROVEMENT (ADDITIONAL LANES OR NEW FACILITY)
- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY
- EXISTING FREEWAY INTERCHANGE
- 4 NUMBER OF TRAFFIC LANES FOR NEW OR WIDENED AND/OR IMPROVED FACILITY (2 LANES WHERE UNNUMBERED)

### LOCAL GOVERNMENT CONCERNS REGARDING PLAN

The Town of Barton expressed opposition regarding the planned extension of N. River Road on new alignment and to the planned extension of 18th Avenue, Schuster Drive, and Kettle Moraine Drive in the Town of Barton. The Town of Barton does not adopt as part of the transportation element of the comprehensive plan.

The Towns of Barton and Trenton expressed opposition to the planned east-west arterial between Trenton Road and N. River Road on an entirely new alignment. The Town of Barton does not adopt as part of the transportation element of the comprehensive plan.

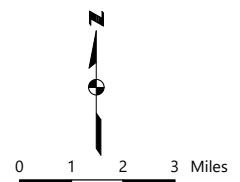
The Village of Germantown expressed opposition to Division Road being proposed as a local arterial facility between CTH Q and STH 145 rather than as a County arterial facility and to any other planned jurisdictional responsibility that differs from their comprehensive plan.

The alignment for the planned north-south extension of Kettle View Drive between CTH H and STH 28 is conceptual. The actual alignment may be expected to differ from the alignment shown on this map and will be determined cooperatively by the Village and Town of Kewaskum and Washington County.

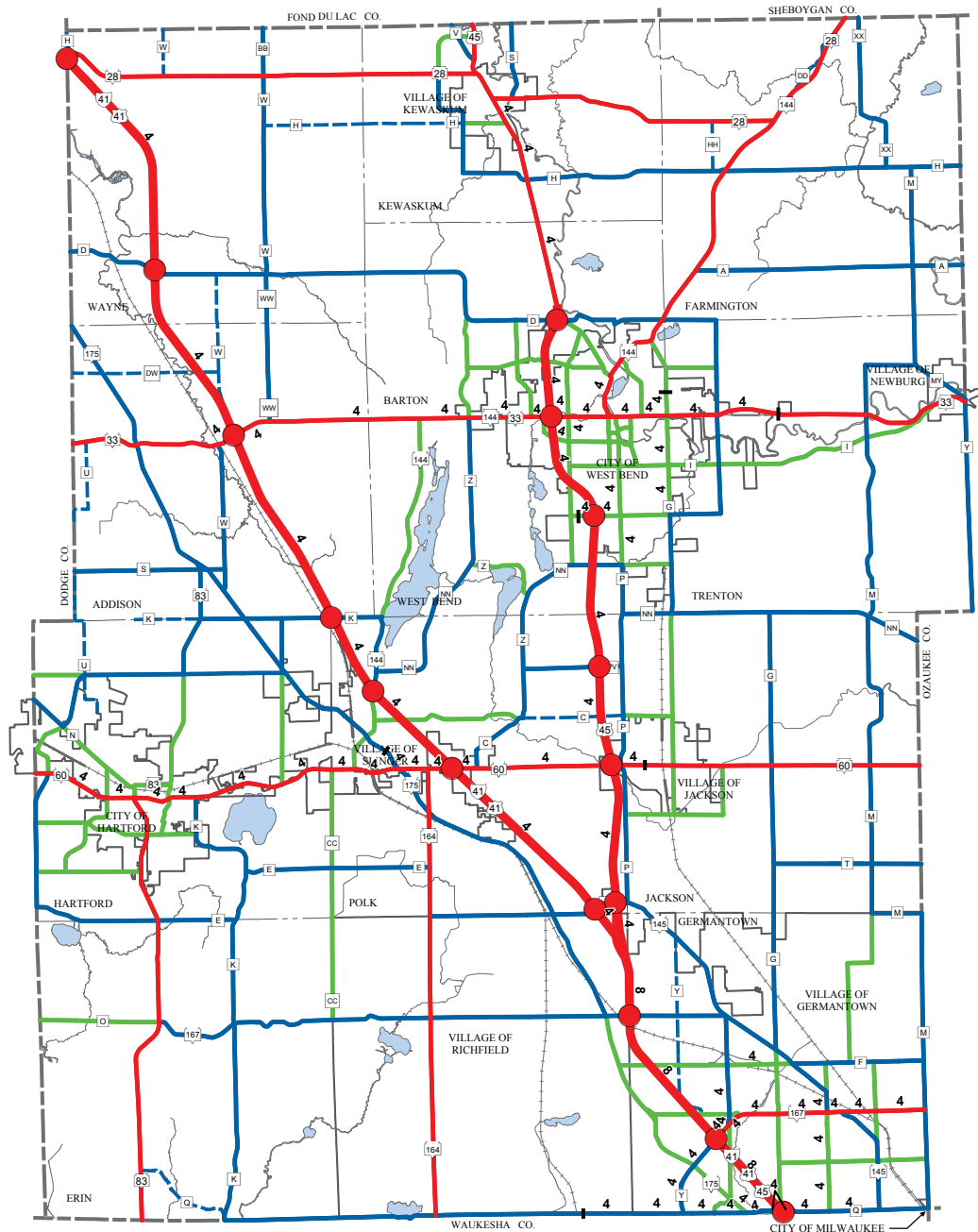
The Village of Kewaskum expressed opposition to CTH H being proposed as a local arterial facility between Kettle View Drive and USH 45 rather than as a County arterial facility.

The Town of Erin expressed opposition to CTH Q being proposed as a local nonarterial facility between CTH K and STH 83 rather than a county nonarterial facility, CTH O being proposed as a local arterial facility between STH 83 and the Dodge County line rather than a County arterial facility, and CTH CC being proposed as a local arterial facility between STH 167 and STH 60 rather than a County arterial facility.

Source: Washington County and SEWRPC



# Map 8.3 Washington County Jurisdictional Highway Improvement Plan: 2050



### ARTERIAL STREET OR HIGHWAY

- STATE TRUNK FREEWAY
- STATE TRUNK NONFREEWAY
- COUNTY TRUNK
- COUNTY OR LOCAL TRUNK
- LOCAL TRUNK
- 4** NUMBER OF TRAFFIC LANES FOR NEW OR WIDENED AND/OR IMPROVED FACILITY (2 LANES WHERE UNNUMBERED)
- FREEWAY INTERCHANGE

### LOCAL GOVERNMENT CONCERNS REGARDING PLAN

The Town of Barton expressed opposition regarding the planned extension of N. River Road on new alignment and to the planned extension of 18th Avenue, Schuster Drive, and Kettle Moraine Drive in the Town of Barton. The Town of Barton does not adopt as part of the transportation element of the comprehensive plan.

The Towns of Barton and Trenton expressed opposition to the planned east-west arterial between Trenton Road and N. River Road on an entirely new alignment. The Town of Barton does not adopt as part of the transportation element of the comprehensive plan.

The Village of Germantown expressed opposition to Division Road being proposed as a local arterial facility between CTH Q and STH 145 rather than as a County arterial facility and to any other planned jurisdictional responsibility that differs from their comprehensive plan.

The alignment for the planned north-south extension of Kettle View Drive between CTH H and STH 28 is conceptual. The actual alignment may be expected to differ from the alignment shown on this map and will be determined cooperatively by the Village and Town of Kewaskum and Washington County.

The Village of Kewaskum expressed opposition to CTH H being proposed as a local arterial facility between Kettle View Drive and USH 45 rather than as a County arterial facility.

The Town of Erin expressed opposition to CTH Q being proposed as a local nonarterial facility between CTH K and STH 83 rather than a county nonarterial facility. CTH O being proposed as a local arterial facility between STH 83 and the Dodge County line rather than a County arterial facility, and CTH CC being proposed as a local arterial facility between STH 167 and STH 60 rather than a County arterial facility.



0 1 2 3 Miles

Source: Washington County and SEWRPC

the Jurisdictional Highway Planning Committee that were incorporated into VISION 2050.<sup>73</sup> In 2008, that committee completed a major review and reevaluation of the jurisdictional transfer recommendations in the 2035 regional plan, including a review and redefinition of the criteria used to determine which level of government should have jurisdiction over each arterial street and the application of those criteria to arterial streets and highways in the County.

## Transit

Fixed-route urban public transportation in Washington County consists of the Washington County Commuter Express (WCCE) Bus System.<sup>74</sup> Operating characteristics of the WCCE are presented in Table 8.3. The WCCE runs on weekdays only and includes two express commuter bus routes between Milwaukee and Washington County (see Map 8.4). The two routes are the Downtown Milwaukee Express and the Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express. Stops are made at three WCCE park-ride lot locations in Washington County (shown on Map 8.4) and Milwaukee County locations (shown on Map 8.5). Park-ride facility amenities and utilization are presented in Table 8.4.



**The fixed-route bus transit system operated by Washington County is one example of urban public transportation.**

The County is also served by the Washington County Shared-Ride Taxi Service, which provides shared-ride taxi coverage for the entire County. The shared-ride taxi service includes a transfer point in the Village of Newburg to the Ozaukee County shared-ride taxi service and also operates to and from a portion of the Village of Menomonee Falls in Waukesha County. The hours of operation for the Washington County Shared-Ride Taxi Service are as follows:



**The County is also served by the Washington County Shared-Ride Taxi Service, which provides shared-ride taxi coverage for the entire County.**

- Monday through Saturday, 5:00 a.m. to 11:00 p.m.
- Sunday, 8:00 a.m. to 4:00 p.m.

In addition, the Cities of Hartford and West Bend both provide shared-ride taxi services. The West Bend taxi service provides service within the City of West Bend and extended service up to two miles beyond the City limits. The hours of operation for the City of West Bend taxi service are as follows:

- Monday through Saturday, 6:00 a.m. to 10:00 p.m.
- Sundays and holidays, 8:00 a.m. to 4:00 p.m.

The City of Hartford taxi service provides service within the City limits and up to one mile outside the City limits, provided one end of the trip is located in the City. In addition, the Hartford taxi service serves selected destinations in the Village of Slinger and in Dodge and Milwaukee Counties. The Hartford taxi service also provides service to the Amtrak depot in Columbia County. The hours of operation for the City of Hartford taxi service are as follows:

<sup>73</sup> The Washington County Jurisdictional Highway System Planning Committee met during 2015 and 2016 to update the jurisdictional highway system plan as part of the VISION 2050 planning effort. The committee includes a representative from each city, town, and village in the County, and staff from Washington County, SEWRPC, and State and Federal agencies. Minutes of Jurisdictional Highway System Planning Committee meetings are available from SEWRPC.

<sup>74</sup> A small portion of the Village of Germantown at the intersection of STH 175 and County Line Road is served by Milwaukee County Transit System (MCTS) bus service.

**Table 8.3**  
**Operating Characteristics of the Washington County Commuter Express Bus System by Route: 2016**

Route	Route Length <sup>a</sup> (Miles)	Number of Scheduled Daily Runs		Weekday Service Periods <sup>b</sup>	
		Eastbound/ Southbound	Northbound/ Westbound	Eastbound/ Southbound	Northbound/ Westbound
Downtown Milwaukee Express	78.3	8	8	5:16 a.m. – 8:45 a.m.	11:55 a.m. – 7:12 p.m.
Milwaukee Regional Medical Center/VA Center	72.4	3	4	5:30 a.m. – 6:51 a.m.	12:20 p.m. – 5:41 p.m.
Total System	150.7	11	12	--	--

<sup>a</sup> Round trip.

<sup>b</sup> Regular service is not provided on weekends or holidays.

Source: Washington County and SEWRPC

- January through May and September through December
  - Weekdays, 6:00 a.m. to 9:00 p.m.
  - Saturdays, 8:00 a.m. to 8:00 p.m.
  - Sundays, 9:00 a.m. to 4:00 p.m.
- June through August
  - Weekdays, 6:00 a.m. to 8:00 p.m.
  - Saturdays, 8:00 a.m. to 8:00 p.m.
  - Sundays, 9:00 a.m. to 4:00 p.m.

Service areas for the County and Cities of West Bend and Hartford taxi services are shown on Map 8.6. The Washington County Commuter Express and the shared-ride taxi services operating within the County have experienced a decrease in ridership since 2010 as shown on Tables 8.5 and 8.6.

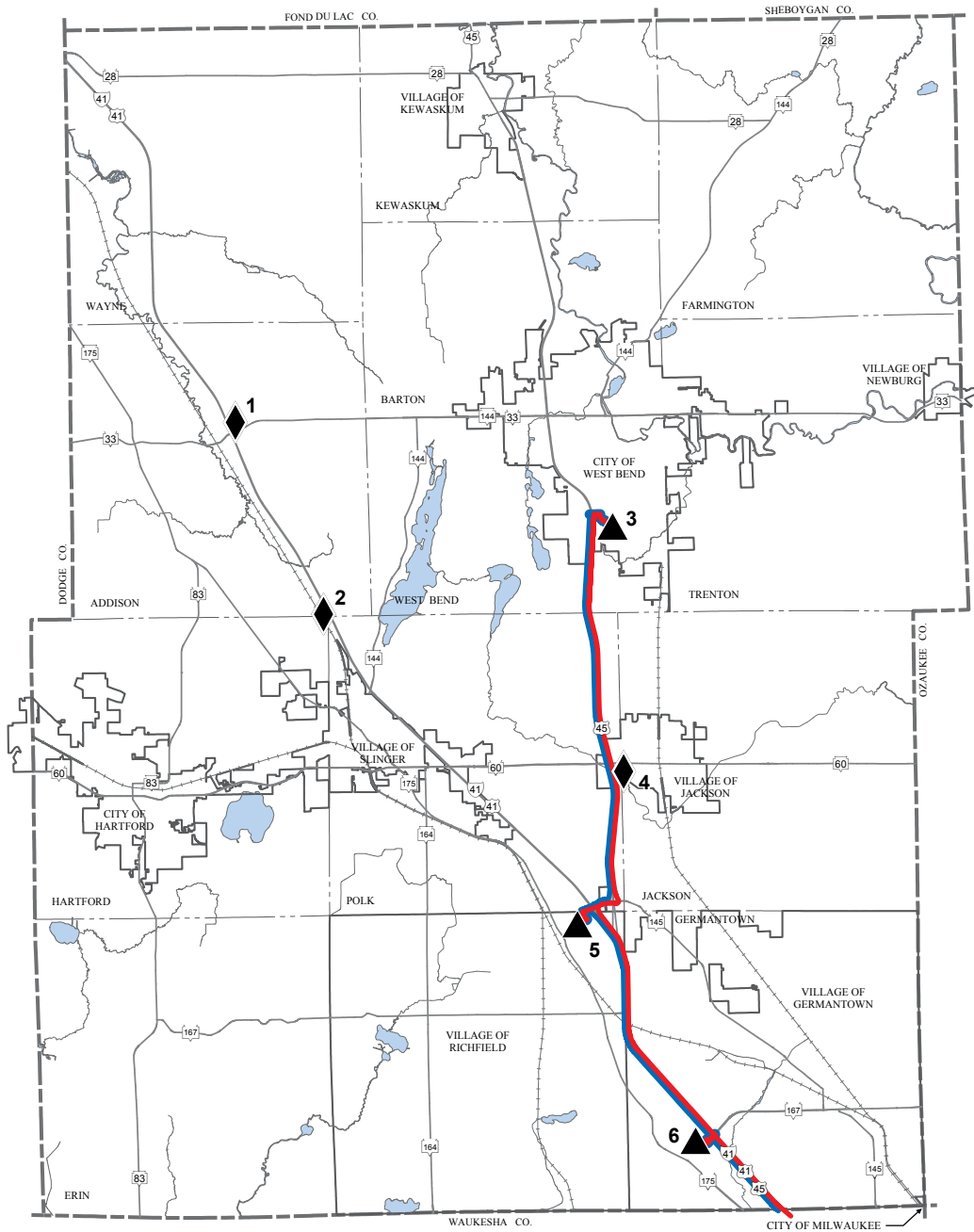
Washington County also has multiple transportation services aimed at serving the human services transportation needs of special population groups, including seniors, people with disabilities, low-income residents, or veterans. Some of the major human services transportation providers include:

- The Germantown Senior Van service provides transportation for adults age 55 years of age and older. The Germantown Senior Van Service consists of one lift equipped mini-bus, driven by volunteer drivers. Transportation is provided for senior center activities, meeting nutritional needs, attending medical appointments, and participating in social activities. Operates weekdays from 9:00 a.m. to 2:30 p.m.
- Interfaith Caregivers of Washington County provides advance reservation, door-to-door and door-through-door service to seniors throughout the County and surrounding counties. Operates weekdays from 8:00 a.m. to 5:00 p.m.
- The Threshold, Inc. provides fixed-route, fixed-schedule door-to-door service for participants in the daily programs for seniors or people with disabilities. Operates weekdays from 6:30 a.m. to 5:00 p.m.

**VISION 2050 Transit Element**

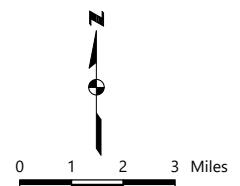
The VISION 2050 public transit element recommends improved and expanded commuter bus connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown and West Bend areas. Implementing the recommendations set forth in the transit element would result in transit service more than doubling over the plan design period regionwide, including a 117 percent increase in transit revenue vehicle-miles and a 152 percent increase in transit revenue vehicle-hours. This would produce enhanced transit service levels in Washington County, including service on weekdays and weekends and more attractive peak and non-peak service frequency levels. VISION 2050 public transit recommendations for Washington County are shown on Map 8.7 and include the following:

# Map 8.4 Washington County Commuter Express Bus Services and Park-Ride Lots: 2016



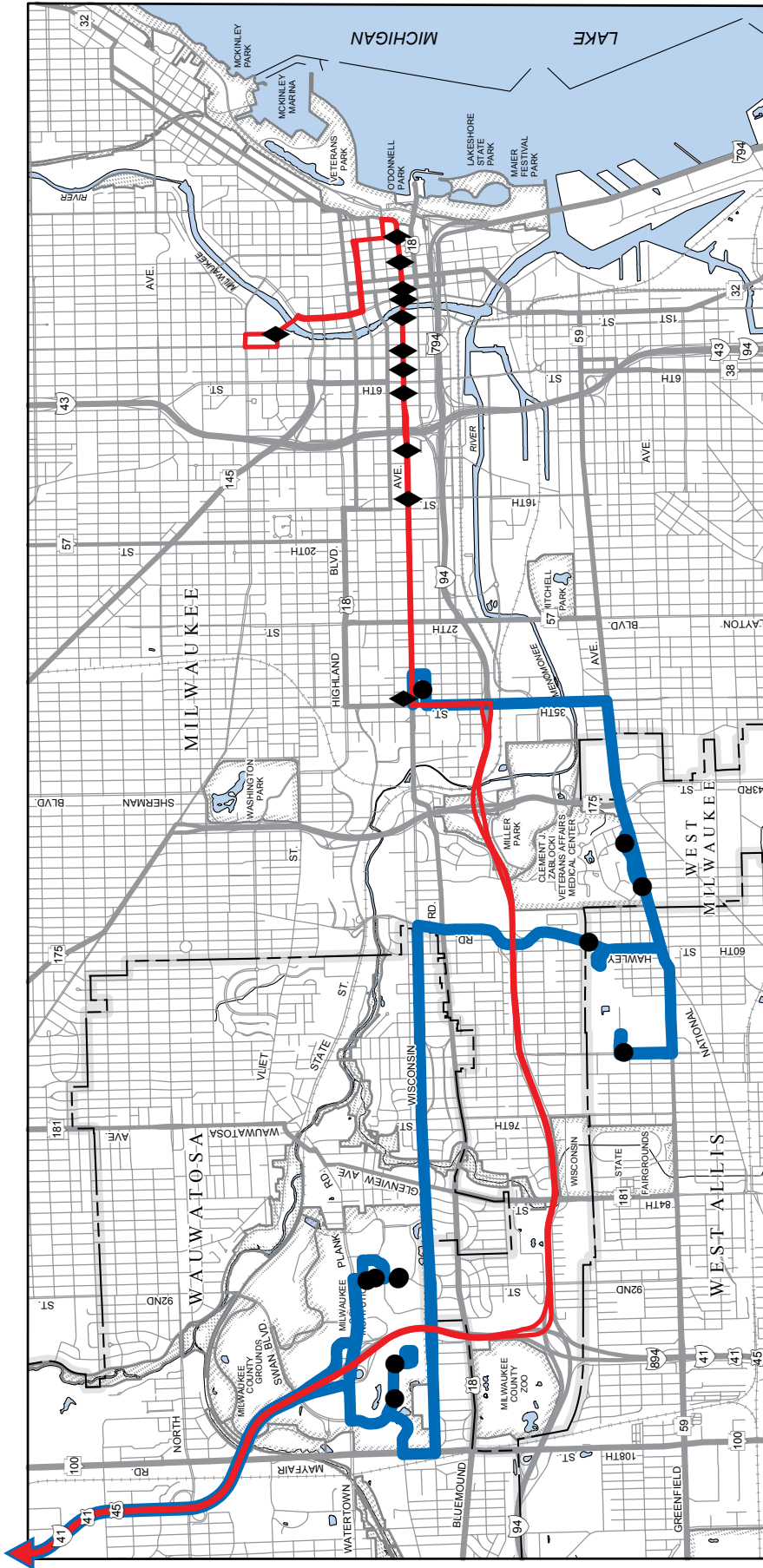
- DOWNTOWN EXPRESS
- MILWAUKEE REGIONAL MEDICAL CENTER/  
VETERANS ADMINISTRATION CENTER
- ▲ PARK-RIDE LOT SERVED BY  
EXISTING PUBLIC TRANSIT
- ◆ PARK-RIDE LOT NOT SERVED BY  
EXISTING PUBLIC TRANSIT
- 3 PARK-RIDE LOT NUMBER  
(SEE TABLE 8.4)

Source: SEWRPC



**Map 8.5**

**Washington Commuter Express Services Within Milwaukee County: 2016**



— DOWNTOWN EXPRESS

◆ DOWNTOWN EXPRESS BUS STOP

— MILWAUKEE REGIONAL MEDICAL CENTER/  
VETERANS ADMINISTRATION CENTER

● MILWAUKEE REGIONAL MEDICAL CENTER/  
VETERANS ADMINISTRATION CENTER BUS STOP

Source: Washington County and SEWRPC





**Table 8.4**  
**Park-Ride Facilities in Washington County: 2016**

Number on Map 8.4	Location	Served by Transit	Utilization		
			Available Parking Spaces	Average Weekday Autos Parked	Percent of Spaces Used
1	IH 41 and STH 33, Town of Addison	No	60	45	75
2	IH 41 and CTH K, Town of Addison	No	40	9	23
3	USH 45 and Paradise Drive, City of West Bend	Yes	100	82	82
4	STH 60 and CTH P, Village of Jackson	No	125	13	10
5	IH 41 and Pioneer Road, Village of Richfield	Yes	280	51	18
6	IH 41/USH 45 and Lannon Road, Village of Germantown	Yes	100	93	93
Total			705	293	42

Source: SEWRPC

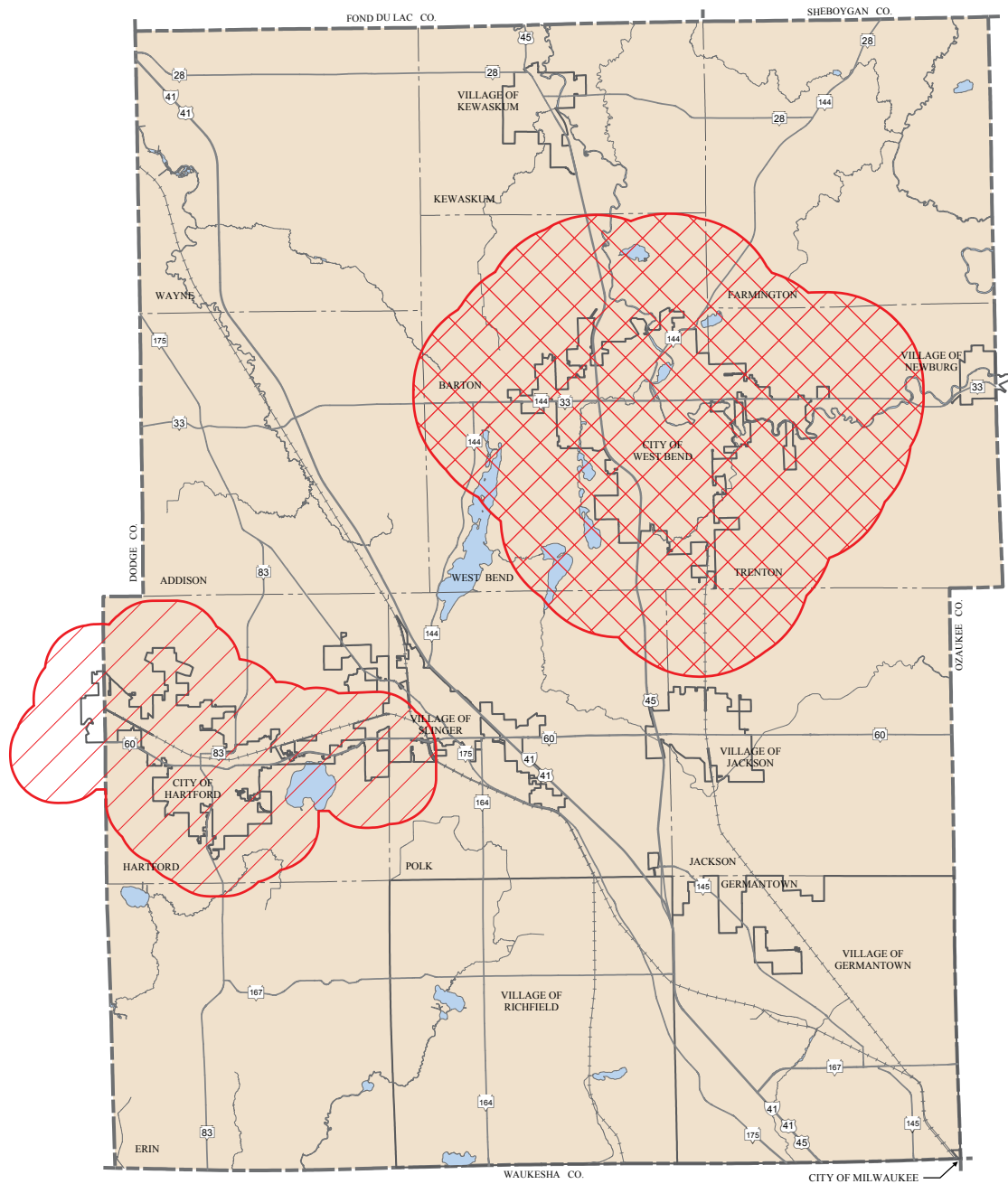
- Providing commuter bus service between Washington County and major employment centers in Milwaukee County. The plan envisions that new or restructured services would be provided over the area freeway system and major surface arterials by commuter bus routes designed to provide bi-directional service to accommodate both traditional commuter travel by Washington County residents to jobs in Milwaukee County and reverse commute travel by Milwaukee County residents to jobs in Washington County.
- Increasing the number of park-ride lots to 10, including five with transit service and five without (only those lots along the Washington County Commuter Express routes are shown on Map 8.7). New park-ride lots with transit service are recommended to be constructed at the IH 41/STH 60 interchange and near STH 60 and STH 83. New publicly constructed park-ride lots without transit service are recommended to be constructed at the USH 45/CTH D interchange and at USH 45 and STH 28. The existing park-ride lots at IH 41 and STH 33, IH 41 and CTH K, USH 45 and Paradise Drive, STH 60 and Apple Court (CTH P), IH 41 and Richfield Way off Pioneer Road, and the IH 41/USH 45/Lannon Road interchange would be maintained. The Lannon Road park-ride lot is typically over-crowded and may need to be expanded, or an additional lot provided, to help alleviate capacity problems/issues.
- Providing local transit service improvements, including new shuttle bus routes connecting with the commuter bus routes to take workers to and from commercial and industrial development in the Germantown and West Bend areas in the County. Shared-ride taxi services would also be provided wherever local fixed-route transit service is unavailable.
- The Commission prepares a short-range transit plan for each transit operator, which refines VISION 2050 recommendations and provides recommendations to be considered for implementation over a five-year period. The 2015-2019 transit development plan (TDP) for Washington County is the most recent TDP for Washington County. The next update to the TDP should incorporate and refine VISION 2050 transit element recommendations for Washington County.

## **Bicycle and Pedestrian Facilities**

### ***Bicycle Facilities***

A bicycle facility includes any road, path, or way that may legally be used for bicycle travel. Types of bicycle facilities include “bike paths,” which are physically separated from motorized vehicles; “bike lanes,” which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive or preferential use of bicycles; and “shared roadways,” which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. Generally, all streets and highways except freeways may be used by bicyclists. A “bike route” or “bike trail” is a bicycle facility designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways. Bicycle facilities are also classified as either “on-street” or “off-street” facilities. On-street facilities include those located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes,

**Map 8.6**  
**Service Areas for Shared-Ride Taxi Systems in Washington County: 2016**



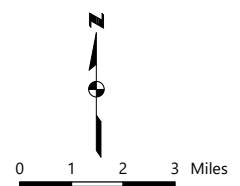
**SHARED-RIDE TAXI SERVICE AREA**

- WASHINGTON COUNTY
- CITY OF WEST BEND
- CITY OF HARTFORD

Notes: The Washington County Shared-Ride Taxi provides service into the northern portion of Menomonee Falls in Waukesha County. It does not provide service for trips that begin and end in the City of West Bend or the City of Hartford.

The City of Hartford Shared-Ride Taxi provides service to the Aurora Health Clinic in Slinger and to Dodge County up to a 10 mile limit. It also provides service to Milwaukee Mitchell International Airport, the Columbus Train Depot, and the Milwaukee Intermodal Station with an advance notice of 5 to 7 days.

Source: SEWRPC



**Table 8.5**  
**Washington County Commuter Express Bus System Ridership: 2010-2016**

Year	Total Ridership	Change From Previous Year	
		Number	Percent
2010	111,185	--	--
2011	127,551	16,366	14.7
2012	127,535	-16	0.0
2013	116,067	-11,468	-9.0
2014	110,339	-5,728	-4.9
2015	102,205	-8,134	-7.4
2016	91,901	-10,304	-10.1

Source: Washington County and SEWRPC

**Table 8.6**  
**Shared-Ride Taxi Systems Ridership: 2010-2016**

Shared-Ride Taxi System Provider	Total Ridership							Percent Change 2010-2016
	2010	2011	2012	2013	2014	2015	2016	
City of Hartford	20,603	21,008	20,474	22,025	20,475	20,123	19,754	-4.1
City of West Bend	120,401	122,984	119,764	114,506	113,398	108,550	104,900	-12.9
Washington County	93,978	99,587	92,941	94,457	91,125	89,860	86,858	-7.6
Total	234,982	243,579	233,179	230,988	224,998	218,533	211,512	-10.0

Source: City of Hartford, City of West Bend, Washington County, and SEWRPC

and bike paths separated from motor vehicle lanes but within the street right-of-way. Off-street bicycle facilities are bike paths not located in a street right-of-way. Off-street facilities are typically located in utility rights-of-way or along rivers or streams, or may serve as short connectors between residential areas and commercial or public facilities.

Bicycle facilities in the County in 2016 are shown on Map 8.8, and totaled about 106 miles. The longest bicycle facility in the County is the Eisenbahn State Trail, which spans north and south for 24 miles within Fond du Lac and Washington Counties, of which 12 miles are located in the northern half of Washington County. Additional on-street and off-street bicycle facilities are located in the City of West Bend, including a total of about five miles of off-street facilities and about one mile of on-street facilities. The Pike Lake Trail extends about four miles from the City of Hartford to the Pike Lake Unit of the Kettle Moraine State Forest. The Pike Lake Trail bicycle facility is located in the right-of-way of STH 60 from South Wilson Avenue to Pike Lake Drive and off-street from that point into the State Forest.

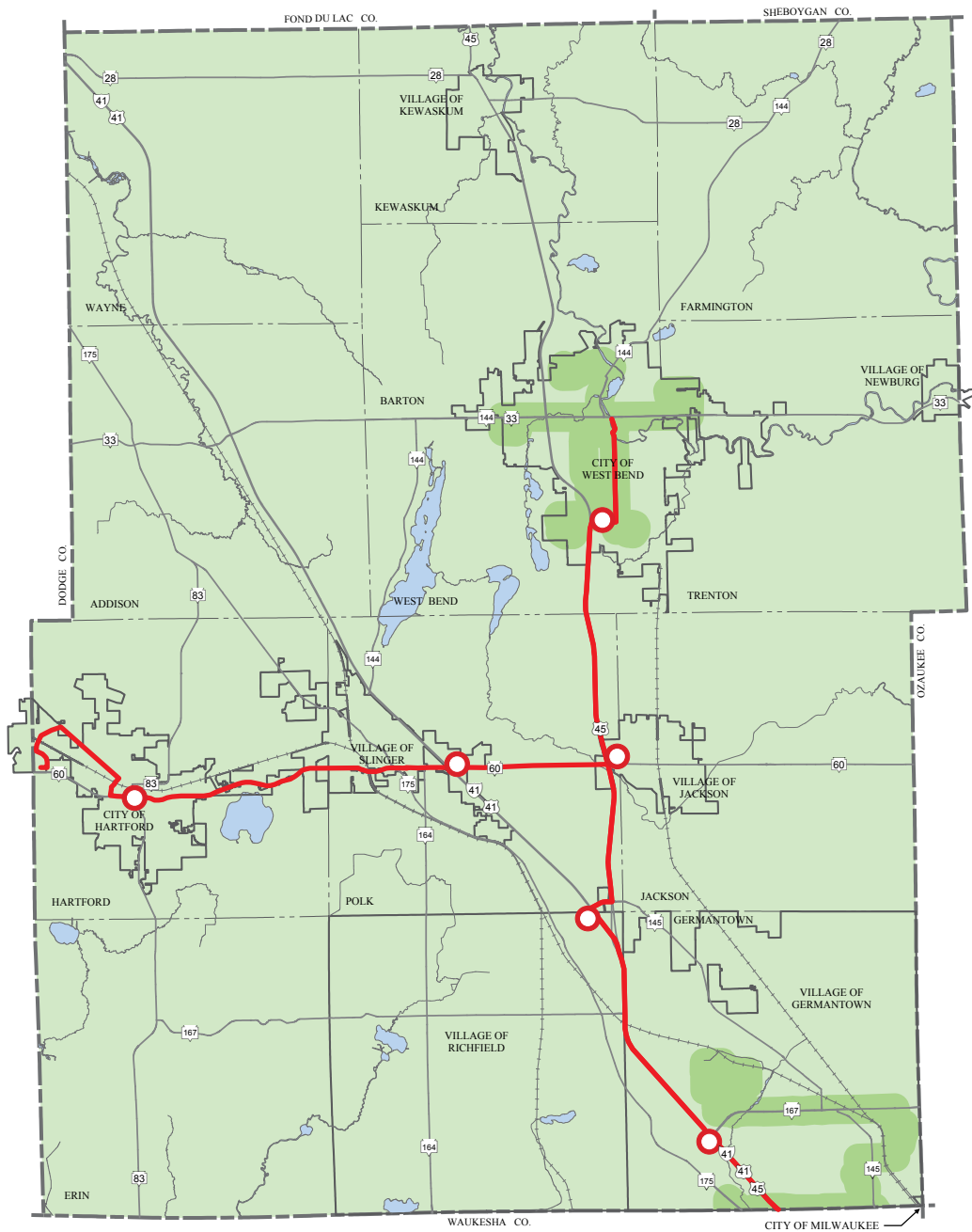



**The longest bikeway in the County is the Eisenbahn Trail, which spans north and south for 24 miles within Fond du Lac and Washington Counties, of which 12 miles are in the northern half of Washington County.**

### **Pedestrian Facilities**



A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for Washington County. However, SEWRPC has developed a pedestrian facilities policy, which applies to facilities in the County, as documented in the *Amendment to the Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2020*. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in the Region adopt and follow certain recommended policies and guidelines with regard to the development of those facilities. These policies and guidelines are designed to facilitate safe and efficient pedestrian travel within the Region and are documented in Appendix A of the amendment to the regional bicycle and pedestrian facilities

**Map 8.7**  
**VISION 2050 Transit Element as it Pertains to Washington County**



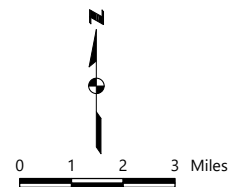
 COMMUTER BUS ROUTE & PARK-RIDE

**LOCAL TRANSIT SERVICE AREA AND PEAK FREQUENCY**

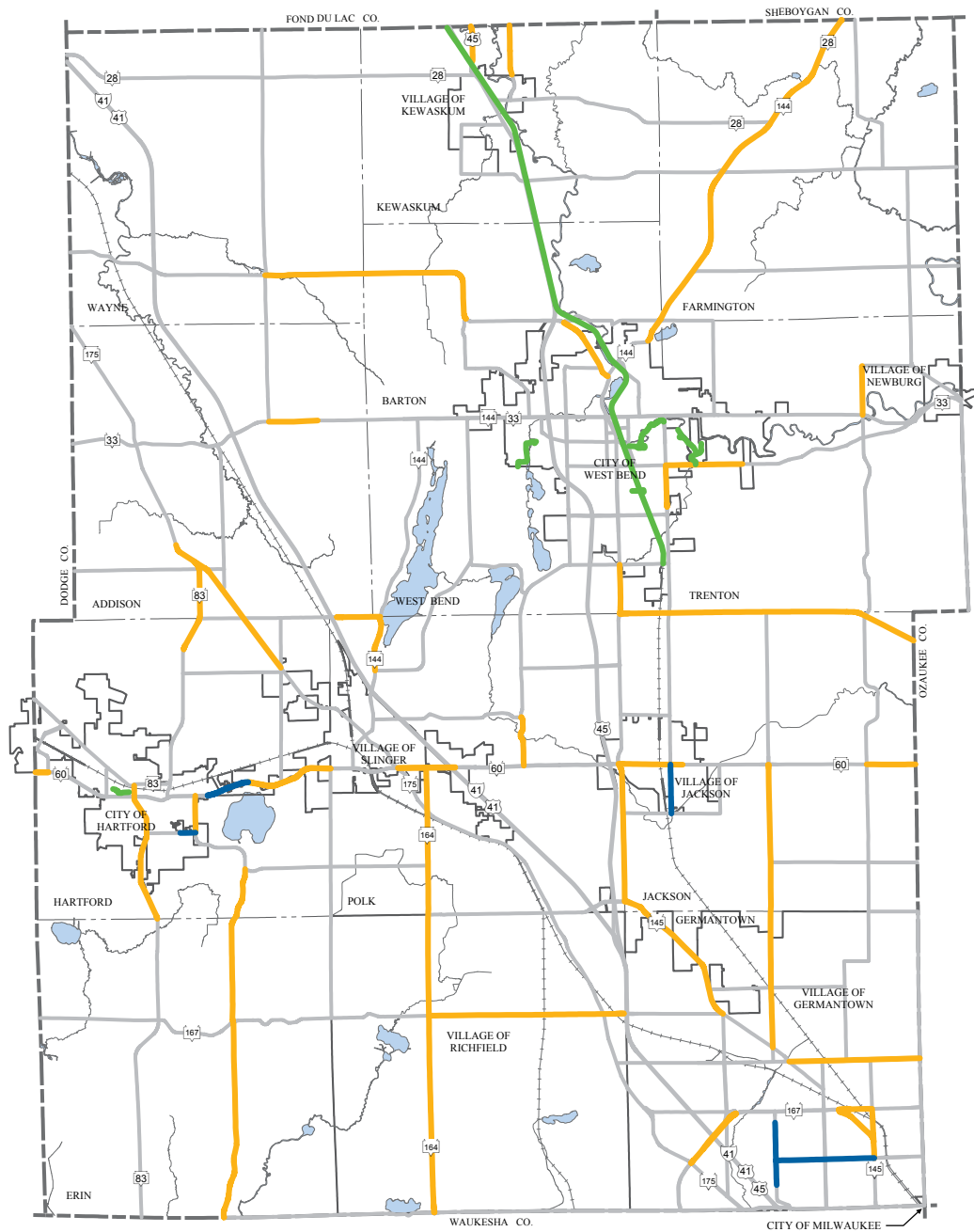
-  LOCAL TRANSIT SERVICE-LESS FREQUENT THAN EVERY 15 MINUTES
-  ONE DAY ADVANCE-RESERVATION SHARED-RIDE TAXI

Note: The USH 45/STH 60 Park-Ride is not proposed to be served by public transit.

Source: SEWRPC

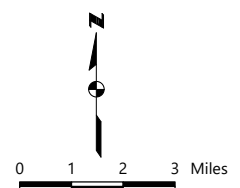


**Map 8.8**  
**Bicycle Facilities in Washington County: 2015/2016**



- OFF-STREET BICYCLE PATH (2016)
- SEPARATE PATH WITHIN ROAD WAY RIGHT-OF-WAY (2015)
- PAVED SHOULDER OR BIKE LANE (2015)
- ARTERIAL STREET OR HIGHWAY WITHOUT BICYCLE ACCOMMODATION (2016)

Source: SEWRPC



system plan. SEWRPC recommendations for provisions of sidewalks in areas of existing or planned urban development are summarized in Table 8.7.

### **VISION 2050 Bicycle and Pedestrian Element**

The VISION 2050 Bicycle and Pedestrian Element is intended to accommodate safe bicycle and pedestrian travel, encourage bicycle and pedestrian travel as an alternative to motor vehicle travel, and to provide a variety of transportation choices. VISION 2050 recommends providing bicycle accommodations on all arterial streets, except freeways, as those streets are constructed or reconstructed. Bicycle accommodation could include marked bicycle lanes, widened outside travel lanes, widened shoulders, or separate bicycle paths. The type of bicycle facility to be provided should be determined during the preliminary engineering phase of a street improvement project. A system of off-street bicycle paths is also recommended to connect cities and villages with a population of 5,000 or more. The bicycle network recommended in VISION 2050 for Washington County is shown on Map 8.9. VISION 2050 recommends that county and local governments prepare bicycle system plans for their jurisdictions that would supplement and refine the regional plan. At the time of this comprehensive plan update, the County was also developing a Bikeway and Trail Network Plan in an effort to increase opportunities for non-motorized vehicle transportation. The County Bikeway and Trail Network Plan is discussed in more detail in Chapter 2, Existing Plans and Ordinances.

The pedestrian facilities portion of the bicycle and pedestrian element is envisioned as a policy plan rather than a system plan. It proposes that the various units and agencies of government responsible for constructing and maintaining pedestrian facilities adopt and follow a series of recommended design guidelines with regard to the development of those facilities, particularly within urban neighborhoods. These guidelines include providing sidewalks in urban portions of the County.

### **Transportation Systems Management (TSM)**

VISION 2050 transportation systems management recommendations include measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. TSM recommendations relate to freeway traffic management, surface arterial street and highway traffic management, and major activity center parking management and guidance.

The freeway traffic management strategies include: installing traffic detectors and ramp meters at freeway on-ramps<sup>75</sup> in the County and Region; providing variable message signs on the freeway system, and on surface arterials leading to the most heavily used freeway system on-ramps; and expanding the closed-circuit television network, enhancing reference markers, and expanding crash investigation sites to better serve the regional freeway system.

The surface arterial street and highway traffic management strategies include: improving and expanding coordinated traffic signal systems; improving the type of traffic control deployed at intersections; improving signal timing at individual signalized intersections; adding right- and/or left-turn lanes; improving bicycle and pedestrian accommodation through intersections; implementing curb-lane parking restrictions where feasible; developing access management standards for the location, spacing, and operation of driveways (residential and commercial), median openings, and street connections; and implementing emergency vehicle preemption at traffic signals.

### **Travel Demand Management (TDM)**

Travel demand management (TDM) refers to a series of measures or strategies intended to reduce personal and vehicular travel or to shift such travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. The general intent of such measures is to reduce traffic volume and congestion, and attendant air pollutant emissions and fuel consumption. To be effective, these measures should be technically and politically feasible; integrated with public transit, bicycle and pedestrian facilities, and arterial street and highway improvements; and combined into coherent packages so that a variety of measures are implemented.

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<sup>75</sup> The only exceptions for installing detectors and ramp meters on freeway segments may be those with current and expected future traffic volumes that would be substantially less than freeway traffic carrying capacity, including USH 45 north of the Richfield Interchange and IH 41 north of STH 60 in Washington County.

**Table 8.7**  
**SEWRPC Recommendations for Provision of Sidewalks in**  
**Areas of Existing or Planned Urban Development**

Roadway Functional Classification	Land Use	New Streets <sup>a</sup>	Existing Streets <sup>a</sup>
Arterial Streets <sup>b</sup>	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	Both Sides
Collector Streets	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	At least one side
Land Access Streets <sup>c</sup>	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential (medium and high-density)	Both Sides	At least one side
	Residential (low-density)	At least one side	At least one side

<sup>a</sup> Sidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.

<sup>b</sup> Where there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.

<sup>c</sup> Sidewalks need not be provided along court and cul-de-sac streets less than 600 feet in length, unless such streets serve multifamily development; or along streets served by parallel off-street walkways.

Source: SEWRPC

VISION 2050 TDM recommendations include: enhancing preferential treatment for high-occupancy vehicles (HOV) through the provision of HOV queue bypass lanes at metered freeway on-ramps and preferential carpool and vanpool parking; expanding the network of park-ride lots; personal vehicle pricing; promoting alternatives to drive-alone personal vehicle travel such as transit use, bicycle use, ridesharing, pedestrian travel, telecommuting, and work-time rescheduling; and, facilitating transit, bicycle, and pedestrian movement in local land use plans and zoning.

### Air Transportation

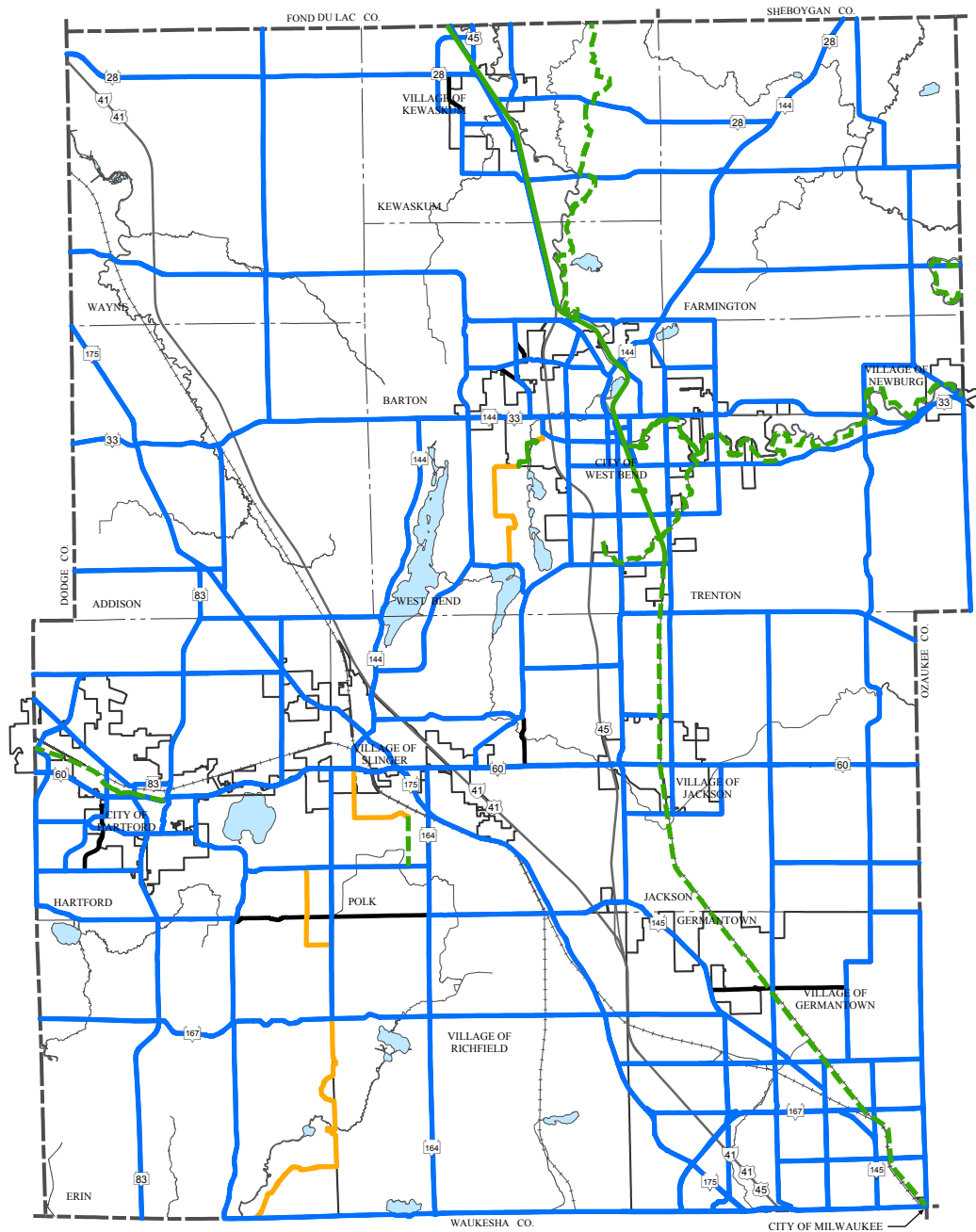
Air transportation is a valuable transportation mode for moving both people and cargo. Convenient access to an airport allows businesses to efficiently move goods and personnel from location to location, saving valuable time and increasing productivity. Local airports such as the West Bend Municipal Airport and the Hartford Municipal Airport play a crucial role in fostering business growth and economic development in Washington County. These airports also provide facilities for emergency medical flights, law enforcement, agricultural spraying, pilot training, and other community services. Milwaukee Mitchell International Airport in Milwaukee County provides commercial airline service to residents of the County.

The Wisconsin Department of Transportation, Bureau of Aeronautics in conjunction with the Bureau of Planning has developed the 2030 Wisconsin State Airport System Plan. Most airports included in the State plan are eligible for State and Federal improvement grants, including the publicly-owned Hartford and West Bend airports. The State plan identifies four general classifications of airports based on the type of service each airport provides: air carrier/cargo, transport/corporate, general utility, and basic utility. The Hartford Municipal Airport is classified as a general utility airport, and the West Bend Municipal Airport is classified as a transport/corporate airport. The West Bend Municipal Airport provides chartered air service. Both airports provide air freight service. Airports in the County are shown on Map 8.10.



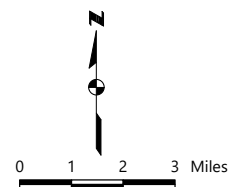
**Air freight service is provided at the West Bend Municipal Airport and Hartford Municipal Airport (pictured).**

**Map 8.9**  
**Off-Street Bicycle Paths and Surface Arterial Street and Highway System**  
**Bicycle Accommodation Under VISION 2050 as it Pertains to Washington County**



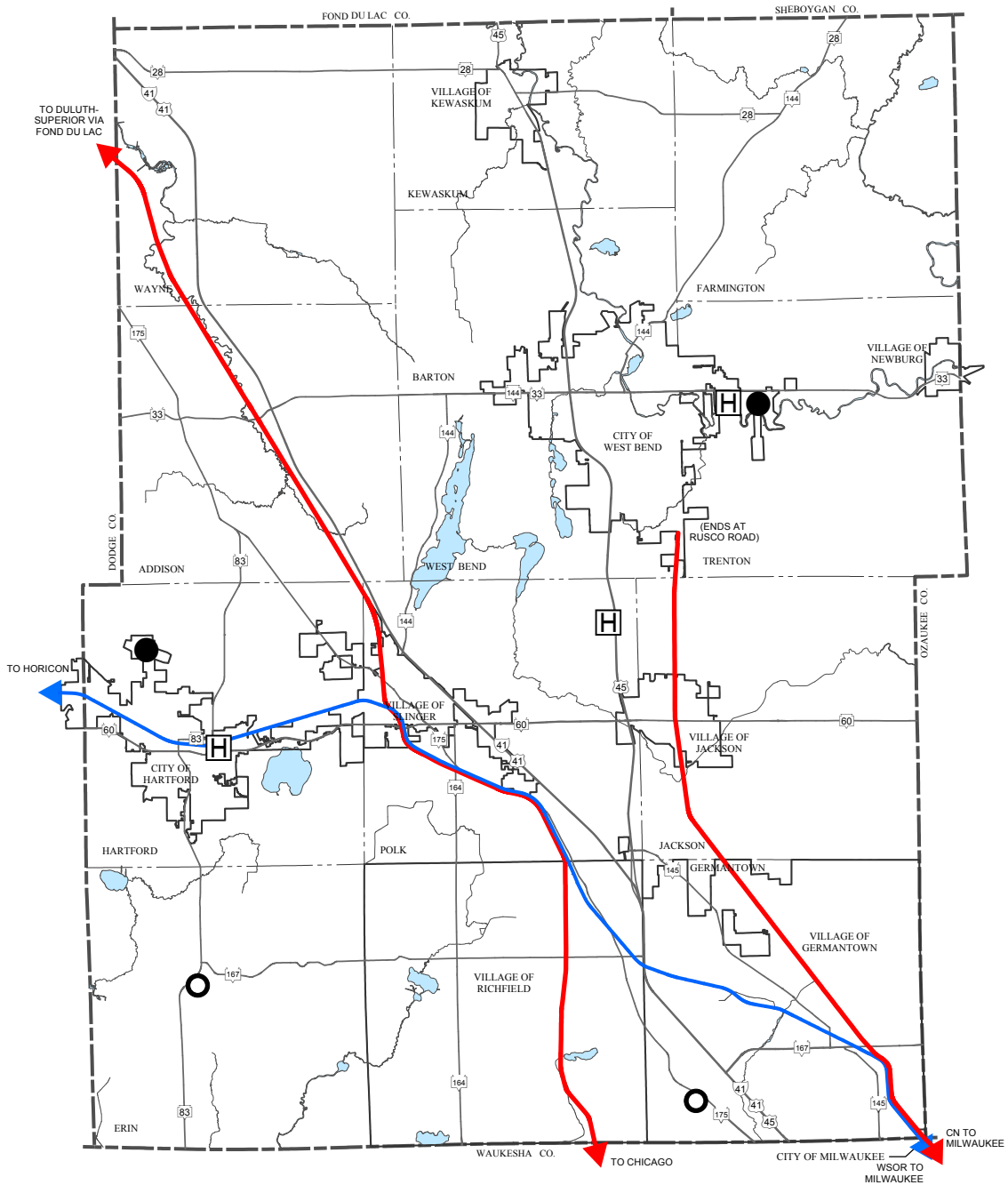
- EXISTING OFF-STREET BICYCLE PATH
- - - RECOMMENDED NEW OFF-STREET BICYCLE PATH
- ARTERIAL STREET OR HIGHWAY WITH BICYCLE ACCOMMODATION (IF FEASIBLE)
- NONARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE NETWORK
- SURFACE ARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE NETWORK

Source: SEWRPC





**Map 8.10**  
**Railroads and Airports in Washington County: 2016**



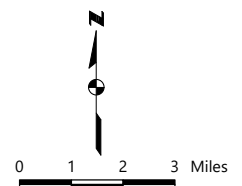
**RAILROADS**

- CANADIAN NATIONAL RAILWAY (CN)
- WISCONSIN AND SOUTHERN RAILROAD COMPANY (WSR)

**AIRPORTS**

- PUBLIC-USE AIRPORT - PUBLIC OWNERSHIP
- PRIVATE-USE AIRPORT - PRIVATE OWNERSHIP
- ⊠ PRIVATE-USE HELIPORT

Source: SEWRPC



The Hartford Municipal Airport serves small general aviation single and twin engine aircraft. The airport was established in 1946 and is operated by the City of Hartford Public Works Department. The airport includes a 3,000-foot lighted asphalt runway and a 2,250-foot grass runway, and also includes a 24-hour self-serve fuel station and a pilots' lounge, which is provided by Air Cargo Carriers, an air cargo carrier company located at the airport. The airport supports about 125 aircraft with 37 active hangars and 25 to 30 vacant hangars. The Wisconsin Soaring Society also operates their Glider Club at the airport.

In 2006, the City of Hartford approved a new airport master plan. In 2007, the Bureau of Aeronautics approved a plan for the City to extend the 3,000-foot runway to 3,700 feet in 2010. The runway extension project has been delayed and is now planned to be completed in 2019. In 2021, the City plans to build a new terminal building at the airport. As a long-term recommendation, the City may consider lengthening the runway to 5,000 feet.

The West Bend Municipal Airport serves single and twin-engine aircraft and corporate jets. The West Bend airport is also classified as a General Aviation Reliever Airport, and serves as an alternative to Milwaukee Mitchell International Airport. The West Bend airport was established in 1928 as a grass landing field. The first concrete runway was constructed in the 1950's. The airport contains a 3,900-foot asphalt runway, a 4,500-foot lighted asphalt runway, and a helipad. The airport supports about 98 aircraft. The airport also serves as the headquarters for the Wisconsin Army National Guard 832 Air Ambulance Company, which is located on the western portion of the airport grounds. West Bend Air provides basic aeronautical services such as fuel sales, flying instruction, charter flights, and aircraft maintenance services at the airport.



**Chartered air service is provided at the West Bend Municipal Airport (pictured).**

Since the late 1970's, both the Regional Airport System Plan<sup>76</sup> and the City of West Bend long range plan for the airport have included a runway expansion project so the airport can better accommodate business and corporate air travel and meet Federal Aviation Administration (FAA) safety design standards. Other recommendations include developing a parallel taxiway, an aircraft hangar area and parking apron, a new precision instrument approach system, an access road, and other support facilities. In 2009, the FAA rejected a proposed expansion, citing significant environmental impacts and a reduction in aircraft demand at the airport. The City was working with WisDOT's Bureau of Aeronautics (BOA) on a new facility expansion plan during the preparation of this plan update.

### **Interregional Transportation**

Interregional transportation services and facilities such as air transportation, railroads, trucking, and water transportation provide public transportation services and commercial shipping services between Washington County and the rest of the Southeastern Wisconsin Region and other regions around the nation and world.

Washington County is served by interregional public transportation and shipping services primarily through bus, rail, air, and port facilities located in Milwaukee County. These facilities meet the County's needs for interregional transportation services. IH 41 and USH 45 are the primary interregional highway facilities serving Washington County. IH 41 and USH 45 serve as the primary trucking routes for shipping goods into and from

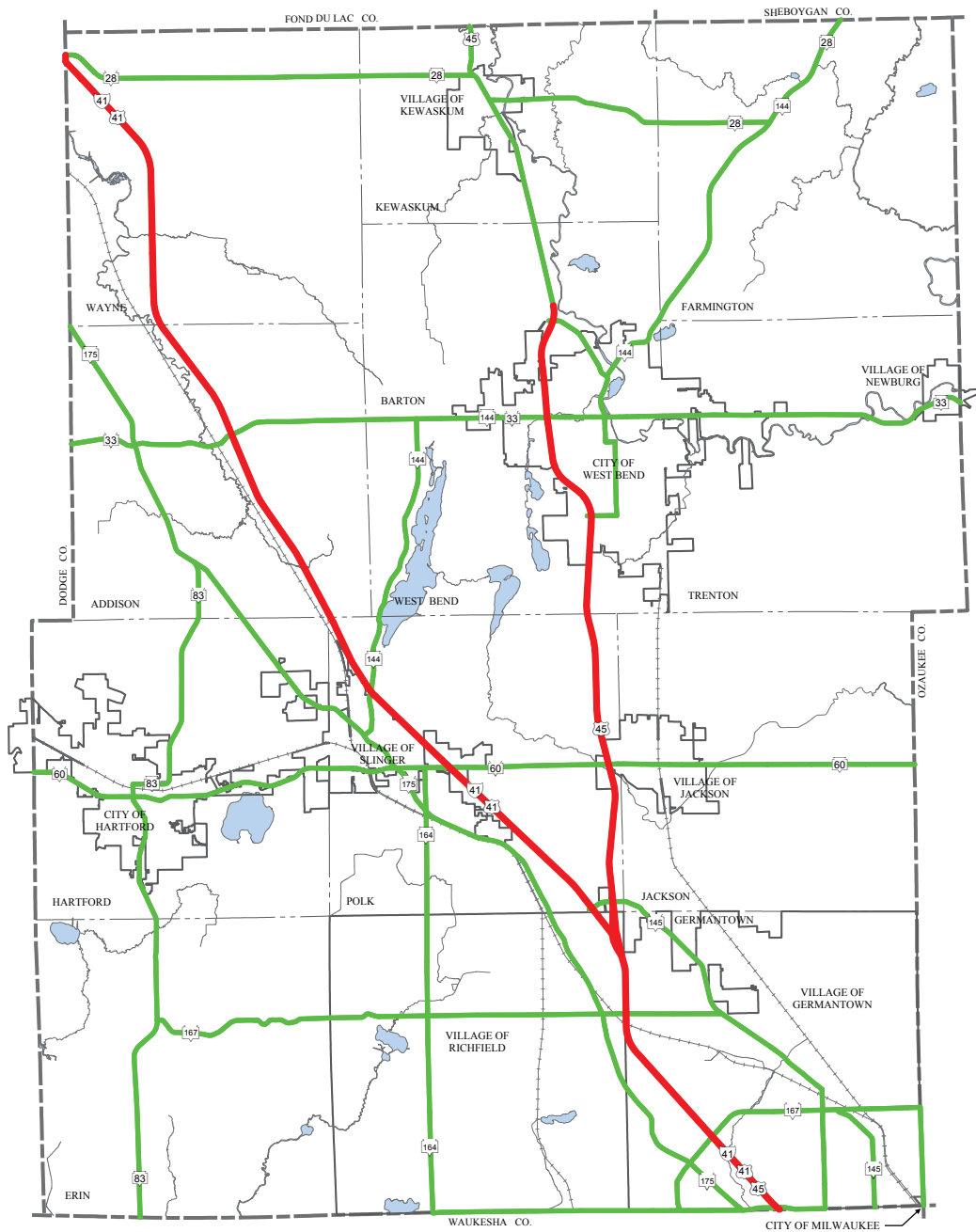


**Three freight railroad lines run through Washington County, which provide access to businesses in the County that ship items better suited for transport by rail**

<sup>76</sup> A Regional Airport System Plan was prepared by SEWRPC and adopted by the Regional Planning Commission in 1996. The plan, which has a design year of 2010, has not been updated to a design year of 2050, because the function served by the Regional Airport System Plan is now fulfilled by the 2030 Wisconsin State Airport System Plan.

Washington County businesses. The commercial and industrial land use development pattern set forth in the Land Use Element should be maintained to encourage easy truck access to the County's highway freight network (shown on Map 8.11), including IH 41 and USH 45, to maintain the flow of goods into and from Washington County. As shown on Map 8.10, three freight railroad lines run through Washington County, which provide access to businesses in the County that ship items better suited for transport by rail. Major rail customers include Quad Graphics located in the City of Hartford just across the County line in Dodge County, and Cedar Lake Sand and Gravel in the Towns of Addison and Hartford. VISION 2050 includes several freight transportation recommendations to support commerce in Washington County.

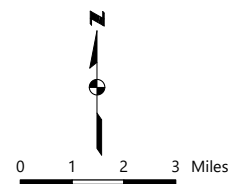
**Map 8.11**  
**Highway Freight Network in Washington County: 2016**



- **FREEWAY FREIGHT ROUTE**
- **ARTERIAL FREIGHT ROUTE**

Note: The Regional Highway Freight Network is based on the National Highway System (NHS) and the State of Wisconsin's Designated Routes for Long Trucks. The network may be revised upon completion of the two freight planning efforts underway during the preparation of this plan update, the U.S. Department of Transportation's National Freight Strategic Plan and the Wisconsin Department of Transportation's Wisconsin

Source: SEWRPC





Credit: Washington County

## 9.1 INTRODUCTION

The Utilities and Community Facilities Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (d) of the *Statutes* requires this element to provide an inventory of existing utilities and community facilities in the County. This chapter inventories sanitary sewer and water supply services, stormwater management facilities, private utilities, solid waste management facilities, healthcare facilities, government and public institutional centers, police service, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, and assisted-living facilities.

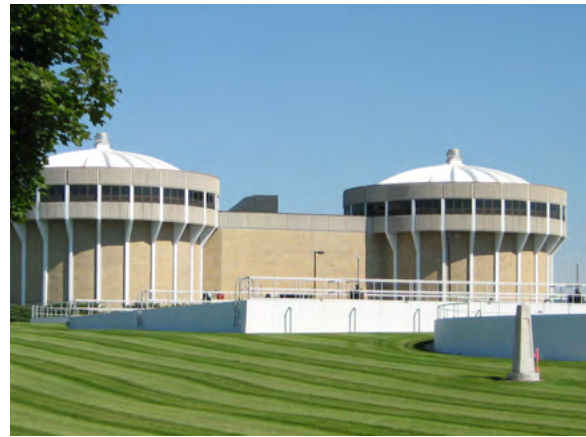
The *Statutes* also require this element to provide a projection of the demand for future utilities and community facilities in the County and an approximate timetable for expanding, rehabilitating, and replacing existing facilities and constructing new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the County are based on recommendations set forth by regional plans and the anticipated land use development pattern set forth in the Land Use Element (Chapter 6) of this report and the regional land use plan (VISION 2050). Many of the utilities and community facilities referenced by the *Statutes* are not provided by Washington County, additional detail can be obtained through local governments and other service providers, including the private sector. Utility and community facility goals, objectives, policies, and programs are presented in Chapter 12 of this report.

## 9.2 UTILITIES

### Sanitary Sewer Services

SEWRPC is the State-designated water quality management agency for the Southeastern Wisconsin Region. An area-wide water quality management plan for the Region was adopted in 1979, aimed at achieving clean surface waters in the seven county Region. The plan has five basic elements. One element is a point source pollution abatement element with recommendations concerning the location and extent of sanitary sewer service areas; the location, type, capacity of, and level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows and from industrial wastewater discharges.

The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly important because under State law and administrative rules, certain actions by the Wisconsin Department of Natural Resources (WDNR) must be in accordance with the adopted plan. These actions include approval of waste discharge permits, approval of State and Federal funds for the construction of wastewater treatment and conveyance facilities, and approval of locally proposed sanitary sewer extensions.



**The regional water quality management plan contains recommendations regarding sanitary sewer service and sewage treatment facilities.**

Virtually all of the 85 generalized sewer service areas identified in the 1979 regional water quality management plan (RWQMP) have been refined and detailed through a sewer service area plan prepared by SEWRPC for each sewage treatment plant recommended in the RWQMP. Table 2.3 in Chapter 2 lists the adopted sewer service area plans in the County. About 49,784 acres, or 18 percent of the County, were within existing planned sanitary sewer service areas in 2015. Map 9.1 shows sewer service areas within the County, which include the Cities of Hartford and West Bend and surrounding areas; the Villages of Jackson, Kewaskum, Newburg, and Slinger and surrounding areas; portions of the Village of Germantown; and the unincorporated hamlet of Allenton in the Town of Addison. Wastewater from the Village of Germantown is treated by the Milwaukee Metropolitan Sewerage District (MMSD) in Milwaukee County. Each of the other cities and villages operates its own sewage treatment plant. The Allenton Sanitary District operates the sewage treatment plant that serves the Allenton area.

Table 9.1 summarizes existing and projected conditions and design capacities of public sewage treatment plants in the County. Lands in each sanitary sewer service area served with sanitary sewers in 2010 are also shown on Map 9.1. These areas were identified as part of the regional land use plan update. About 18,594 acres, or about 7 percent of the County, were served by public sanitary sewers in 2010. An estimated 84,500 residents, or about 64 percent of Washington County residents, were served.

The RWQMP recommends that planning for expansion or improvements to wastewater treatment plants should be considered when the average daily flow to an existing plant reaches 80 percent of its design capacity. It is estimated that by the year 2035, assuming existing wastewater treatment plant design capacities, sewage flows to the Village of Jackson plant may have exceeded the 80 percent threshold and may be approaching the plant design capacity, and sewage flows to the Village of Newburg plant may have exceeded design capacity (see Table 9.1).

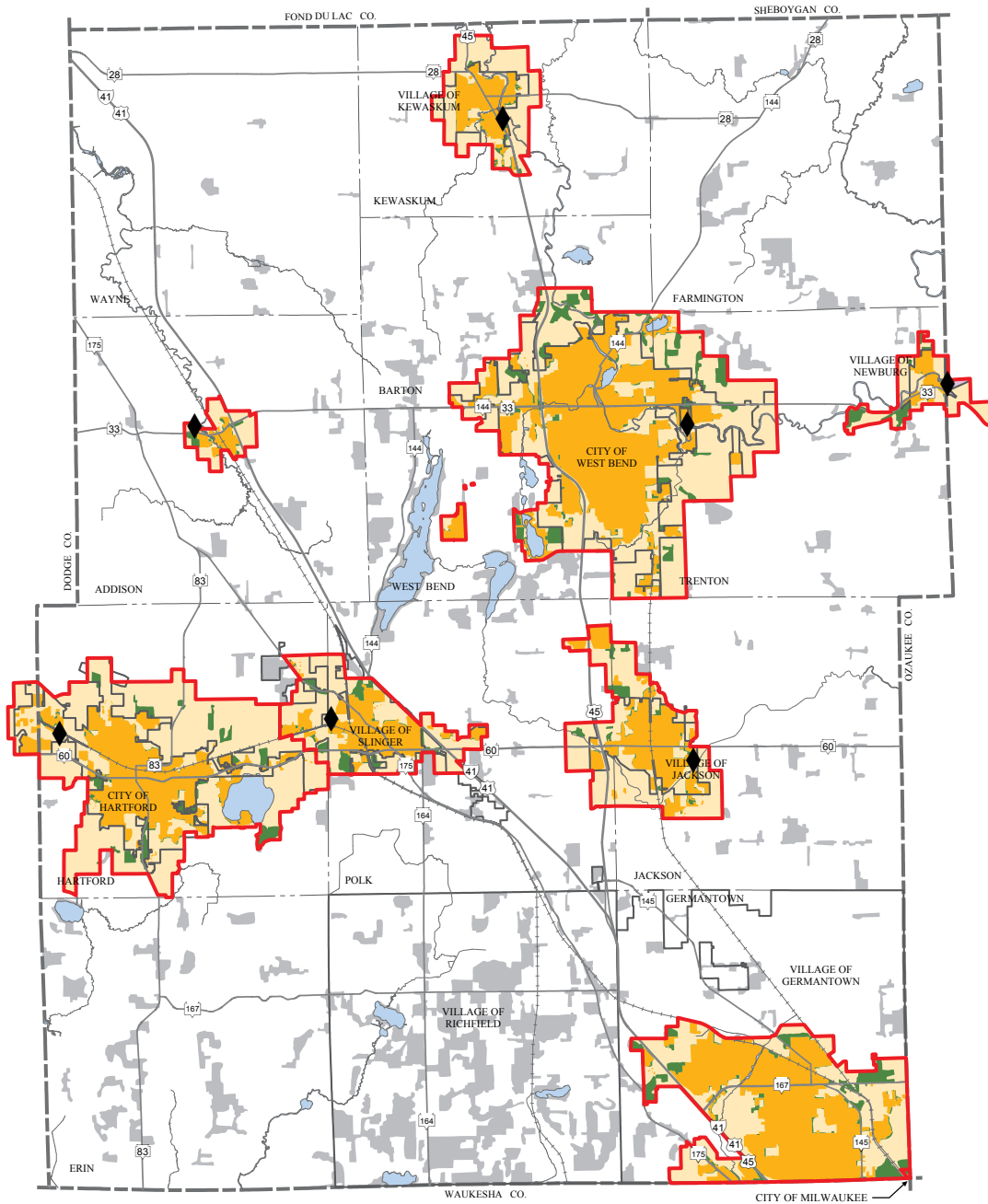
Expansion of the Village of Jackson treatment plant is expected to nearly double the design daily flow from approximately 1.25 mgd in 2007 to about 2.0 to 2.5 mgd in 2027. The treatment plant will be expanded in phases so that the capacity is increased incrementally as needed. The design daily flow was approximately 1.69 mgd in 2010. The upgrades are needed to accommodate anticipated growth, modernize outdated equipment, and ensure that the treatment plant continues to meet requirements for discharge into Cedar Creek.



**The municipal sewage treatment plant in the Village of Jackson.**

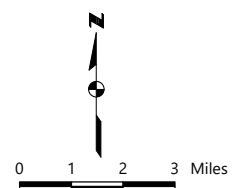
The Village of Newburg is projected to exceed the design capacity sometime between now and 2035. It is therefore recommended that the Village monitor development and population levels in its sewer service area and prepare a facility plan prior to 2035, if necessary, in order to provide adequate treatment capacity to meet future needs.

# Map 9.1 Planned Sanitary Sewer Service Areas and Areas Served by Sewer in Washington County



- AREA SERVED BY SANITARY SEWER (2010)
  - PLANNED SANITARY SEWER SERVICE AREAS (JUNE 2015)
  - PLANNED SANITARY SEWER SERVICE AREA BOUNDARIES (JUNE 2015)
  - EXTENT OF URBAN DEVELOPMENT WITHIN PLANNED SANITARY SEWER SERVICE AREAS NOT CURRENTLY SERVED BY PUBLIC SEWERAGE SYSTEMS
  - EXTENT OF OTHER URBAN DEVELOPMENT NOT SERVED BY PUBLIC SEWERAGE SYSTEMS
  - SEWAGE TREATMENT PLANT
  - SURFACE WATER
- Note: The Village of Germantown Sewer Service Area is part of the Milwaukee Metropolitan Sewerage District.

Source: SEWRPC



**Table 9.1  
Characteristics of Public Wastewater Treatment Plants in Washington County: 2010 and 2035**

Public Wastewater Treatment Plant	2010 Estimated Area Served (square miles)	2010 Estimated Population Served	2010 Unsewered Population <sup>a</sup>	2035 Projected Population Served <sup>b</sup>	Date of Last Major Modification	Receiving Water	Design Average Hydraulic Loading (mgd)	2010 Average Annual Hydraulic Loading (mgd)	2035 Estimated Average Annual Hydraulic Loading (mgd)	Ratio of Estimated 2035 Average Annual Hydraulic Loading to Design Loading
Allenton	0.3	744	125	1,480	2002	Rock River – East Branch	0.35	0.10	0.20	0.56
Hartford	5.0	15,190	828	18,110	1999	Rubicon River	3.60	2.36	2.73	0.76
Jackson	2.7	7,352	426	9,890	2011	Cedar Creek	1.69	1.25	1.57	0.93
Kewaskum	1.3	4,033	102	5,440	2007	Milwaukee River	1.20	0.53	0.71	0.59
Newburg <sup>c</sup>	0.5	1,286	516	1,900	1997	Milwaukee River	0.18	0.13	0.20	1.12
Slinger	2.1	5,530	459	8,040	2007	Rubicon River	1.30	0.59	0.90	0.69
West Bend	10.2	33,632	1,568	44,590	2010	Milwaukee River	9.00	3.71	5.08	0.56

Note: The Village of Germantown is located within the Milwaukee Metropolitan Sewerage District (MMSD) and wastewater is treated at MMSD sewage treatment plants in Milwaukee County.

<sup>a</sup> Year 2010 unsewered population within sewer service areas that is proposed to be sewered under the regional land use plan (VISION 2050). This column includes residents within a planned sewer service area, but not currently served by a sewer system. Typically, the unsewered population resides in a town adjacent to the city or village operating the sewer system and treatment plant.

<sup>b</sup> Based on the 2035 recommended plan level as set forth by the regional water quality management plan.

<sup>c</sup> The Village of Newburg also provides wastewater treatment service to Village residents located in Ozaukee County.

Source: SEWRPC



Sewered communities should continue to work with SEWRPC to update their adopted sewer service area plans to accommodate new residential, commercial, and industrial growth, in part based on the land use development pattern anticipated in the local comprehensive plan, through its plan design year.

### **Sanitary and Utility Districts**

Sanitary and utility districts are shown on Map 9.2. The purpose of a sanitary district is to allow landowners in unincorporated areas an opportunity to form a special-purpose unit of government to provide certain urban services. A town sanitary district has authority to plan, construct, and maintain systems for garbage removal, water supply, sewage disposal, and stormwater management.<sup>77</sup> Sanitary districts may be formed by a town board, upon a request from affected landowners, under Section 60.71 of the *Wisconsin Statutes*. Each district is governed by a commission. At the time a district is established, the town board determines whether commissioners will be appointed by the town board or elected. The town board may choose to appoint itself as the commission. A town board may also establish utility districts under Sections 60.23 and 66.0827 of the *Statutes* to provide public services within the district. The town board governs utility districts.

Sanitary districts in Washington County include the Allenton Sanitary District in the Town of Addison, the Bark Lake Utility District in the Village of Richfield, the Hilldale Sanitary District in the Town of Hartford, the Sand Drive Sanitary District and the Scenic Drive Sanitary District in the Town of Trenton, the Silver Lake Sanitary District in the Town of West Bend, and the Wallace Lake Sanitary District in the Towns of Barton and Trenton. The Bark Lake Utility District and Sand Drive Sanitary District did not provide sewage treatment or other services at the time this plan update was prepared and were apparently inactive.

Sanitary sewage collection and treatment services are provided by the Allenton Sanitary District, which operates its own sewage treatment plant; the Hilldale Sanitary District, which conveys wastewater to the Village of Slinger sewage treatment plant; and the Scenic Drive, Silver Lake, and Wallace Lake Sanitary Districts, which convey wastewater to the City of West Bend sewage treatment plant. The Rubicon Sanitary District No. 1 in Dodge County conveys its wastewater to the City of Hartford sewage treatment plant. The Silver Lake Sanitary District provides trash collection services in addition to sewage treatment services. The Allenton, Scenic Drive, and Wallace Lake Sanitary Districts also provide water service.

The Pike Lake Utility District provides sanitary sewer services in the Town of Hartford. The District includes portions of the area within the boundaries of the Pike Lake Protection and Rehabilitation District, but extends outside the Lake District boundaries. Sanitary sewage collected by the Pike Lake Utility District is discharged to the City of Hartford sewage treatment plant.

The Big Cedar Lake Protection and Rehabilitation District and the Little Cedar Lake Protection and Rehabilitation District, both located partially in the Town of West Bend and partially in the Town of Polk, have adopted sanitary district powers in addition to their lake district powers, but neither district provides sanitary sewerage services. The Big Cedar Lake District provides trash collection services for properties in the District.

### **Private On-Site Wastewater Treatment**

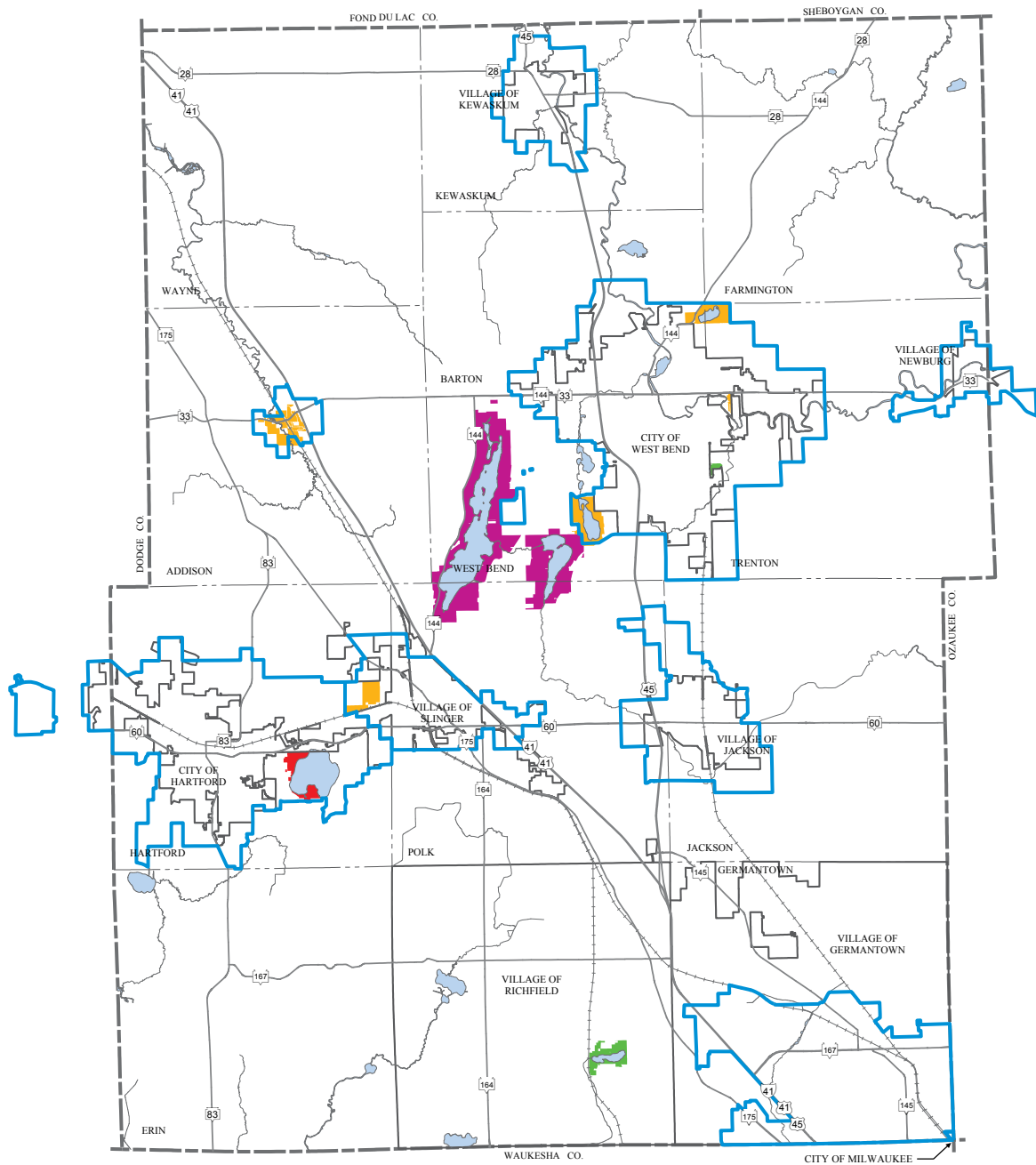
Washington County regulates private onsite wastewater treatment systems (POWTS) for any development in the County that is not served by sanitary sewer. Development in this case applies to residential, commercial, and industrial uses. The authority to regulate POWTS comes from the *Wisconsin Administrative Code*, Chapter SPS 383, with related information in Chapters SPS 84 through 87, SPS 91, SPS 305, SPS 316, and SPS 382. Chapter 25 (the Sanitary Code) of the *Washington County Code of Ordinances* sets forth the regulations for POWTS in both incorporated (city and village) and



**Washington County regulates POWTS for any development in the County that is not served by a public sanitary sewer system.**

<sup>77</sup> A number of town utility districts have been created to provide street lights to portions of towns. Street lights are generally provided in hamlets through town utility districts.

**Map 9.2**  
**Sanitary and Utility Districts in Washington County: 2017**



- SANITARY DISTRICTS THAT PROVIDE SEWERAGE SERVICES
- UTILITY DISTRICTS THAT PROVIDE SEWERAGE SERVICES
- UTILITY AND SANITARY DISTRICTS THAT DO NOT PROVIDE SEWERAGE SERVICES
- LAKE PROTECTION AND REHABILITATION DISTRICTS WITH SANITARY DISTRICT AUTHORITY (NO SEWERAGE SERVICES PROVIDED)
- SURFACE WATER

PLANNED SANITARY SEWER SERVICE AREA BOUNDARY (JUNE 2015)



0 1 2 3 Miles

Source: Washington County and SEWRPC

unincorporated (town) areas of the County. Chapter 25 of the *County Ordinance* should be updated periodically to allow for advancements in POWTS technology over the comprehensive plan design period in accordance with changes to the *Wisconsin Administrative Code*.

There are several different types of POWTS including at-grade, conventional, constructed-wetland, dripline, in-ground pressure, mound, and holding tank systems. All wastewater must discharge into a public sewerage system or a POWTS. The ability of soil to accept wastewater from a development differs depending on the type of soil. For this reason, all development proposed to be served by a POWTS requires a soil test to determine if the soils present in a specific location are suitable for the proposed development and what method of on-site wastewater treatment is most suitable. Permits were issued for 13,293 POWTS in Washington County between 1980 and 2017. The number and type of POWTS in each local government are set forth in Table 9.2.



**There are several different types of POWTS including at-grade, conventional systems, constructed-wetland, dripline, in-ground pressure, mound systems, and holding tank systems. A mound system is pictured here.**

### **Water Supply**

In 2010, the total estimated use of water in Washington County was 12.86 million gallons per day (mgd). This figure includes water supplied by public utilities and water obtained from private wells. The largest portion of that use was by residential land uses, which consumed 5.87 mgd. Other water uses included 1.35 mgd by industrial uses, 1.49 mgd by commercial uses, 0.74 mgd by agricultural uses, 0.77 mgd for irrigation, and 2.64 mgd by governmental or institutional land uses and water lost to the system.

### **Municipal Water Supply Systems**

Map 9.3 shows portions of the County served by public water utilities and private water supply systems, and those areas where development depends on the use of private wells. Portions of Washington County served by public water utilities encompassed about 17,300 acres, or about 6 percent of the County, in 2010. An estimated 80,100 County residents, or about 61 percent of the County population, were served by public water utilities in 2010. There are seven public water utilities in the County serving the Allenton Sanitary District; the Cities of Hartford and West Bend; and the Villages of Germantown, Jackson, Kewaskum, and Slinger. Table 9.3 sets forth the total acres served in 2010, the amount of water pumped in 2010, and gallons per person per day used in 2010 by each public water utility.



**There are seven public water utilities in the County serving 17,300 acres and 80,100 County residents in 2010. In 2010, approximately 6.2 mgd of water was pumped for use in these seven systems.**

Based on Wisconsin Public Service Commission annual reports for the year 2010, approximately 6.2 mgd of water were pumped for use in the seven municipal systems concerned (see Table 9.4). Based on the population served and reported water use, residential water consumption within the seven water supply systems was approximately 58 gallons per person per day in 2010. When accounting for all municipal water uses, the average water consumption was about 78 gallons per person per day. The amount of water that was unaccounted for averaged 14 percent of the water pumped. This unaccounted for water was not included in the computed per capita consumption rates set forth in Table 9.4, but is included in the rates in Table 9.3. Residential water use reported by the water utilities excludes water used by most multifamily residential buildings with a single meter, which are included with commercial water uses. Thus, the calculation of the water uses on a per capita and per acre basis for the residential and commercial categories were made by adjusting the population and acreage considered under these categories to reflect this reporting convention.

**Table 9.2**  
**Permits Issued for Private On-Site Wastewater Treatment Systems**  
**in Washington County Communities: 1980-2017**

Local Government	At-Grade	Conventional	Constructed Wetland	Dripline	In-Ground Pressure	Mound	Holding Tank	Total
Cities								
Hartford	--	4	--	--	--	2	6	12
West Bend	--	3	--	--	--	--	5	8
Villages								
Germantown	25	77	--	--	6	502	146	756
Jackson	--	--	--	--	--	--	3	3
Richfield	136	1,624	--	1	37	961	277	3,036
Slinger	27	169	--	--	8	44	1	249
Towns								
Addison	58	329	--	--	9	219	18	633
Barton	19	397	--	1	18	169	26	630
Erin	35	698	1	--	10	323	57	1,124
Farmington	45	699	--	--	24	215	66	1,049
Germantown	--	6	--	--	--	40	5	51
Hartford	38	298	--	--	10	201	15	562
Jackson	47	140	2	--	14	615	57	875
Kewaskum	10	168	--	--	11	68	13	270
Polk	35	613	--	--	32	278	82	1,040
Trenton	66	680	1	--	20	351	23	1,141
Wayne	61	211	--	--	15	284	24	595
West Bend	67	721	1	1	55	180	234	1,259
Washington County	669	6,837	5	3	269	4,452	1,058	13,293

Source: Washington County and SEWRPC

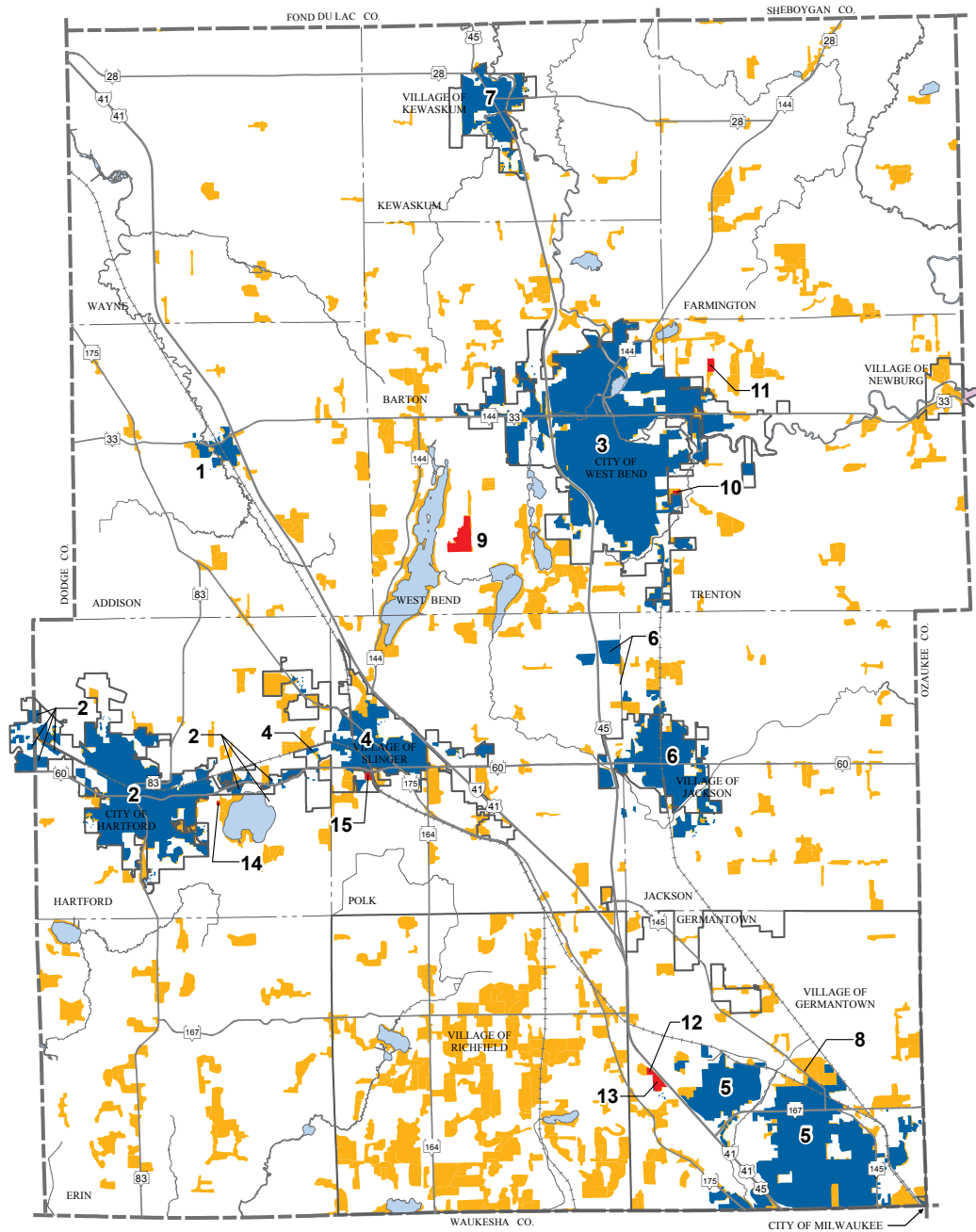
Projections developed under the regional water supply plan anticipate that each of the existing municipal utility water service areas will experience an increase in water demand by 2035.<sup>78</sup> In addition to the seven existing municipal water utilities in Washington County, the SEWRPC regional water supply study recommends that the Village of Newburg develop a municipal water supply system by 2035. The Village of Newburg has no plans to develop a municipal water supply system at this time.

The total population projected to be served by municipal water utilities in 2035 under the regional water supply plan is 113,250 residents, which is an increase of about 33,150 people over the period from 2010 to 2035. It is estimated that about 72 percent of County residents (based on a total of 157,265 County residents projected by the year 2035 regional land use plan) would be served by a municipal water utility in 2035. The area served by municipal water supply systems within Washington County is expected to increase by about 52 percent between 2010 and 2035, from about 27 square miles to about 41 square miles. About 50 percent of the increase in water supply service area is due to the anticipated expansion of water service areas in the Cities of Hartford and West Bend and the Village of Germantown, as shown on Map 9.4. Table 9.5 provides projected changes in population and area of urban development expected for the eight existing and planned municipal water service areas in Washington County for the water supply plan design year 2035.

Estimates were made of the future water use demands and pumpage for each municipal water utility based on the changes in population and land use within each of the service areas, as shown in Table 9.6. The total water use demand on an average daily basis for the seven existing municipal water utilities in Washington County is estimated to increase from 6.2 million gallons per day (mgd) to 11.7 mgd in 2035. The corresponding pumpage is estimated to increase from 7.9 mgd to 13.8 mgd on an average daily basis and from 14.5 mgd to 21.7 mgd on a maximum daily basis. These pumpage estimates include water use based on sales, water used for production and system maintenance, and unaccounted-for water. About 50 percent of the projected increase in water use between 2010 and 2035 for municipal water supply systems in Washington County is due to existing development not currently served, but within the planned 2035 service areas shown on Map 9.4.

<sup>78</sup> The regional water supply plan was adopted by the Commission in December 2010 and has a design year of 2035.

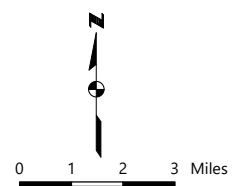
**Map 9.3**  
**Areas Served by Public and Private Water Utilities in Washington County: 2010**



- AREAS SERVED BY PUBLIC WATER UTILITIES
- AREAS SERVED BY PRIVATE WATER UTILITIES
- URBAN DEVELOPMENT AS IDENTIFIED IN THE REGIONAL PLANNING COMMISSION HISTORIC URBAN GROWTH RING ANALYSIS.
- SURFACE WATER

**5** REFERENCE NUMBER  
 (SEE TABLE 9.3)

Source: Washington County and SEWRPC



**Table 9.3**  
**Public and Private Water Utility Service in Washington County: 2010**

Number on Map 9.3	Utilities	Acres (2010)	Total Annual Pumpage in Gallons (2010)	Gallons Per Person Per Day
Public				
1	Allenton Sanitary District	215.9	34,946,000	128.7
2	City of Hartford Water Utility	3,048.5 <sup>a</sup>	538,287,000	99.9
3	City of West Bend Water Utility	6,267.0	1,027,077,000	88.1
4	Slinger Utility	1,168.2	125,848,000	70.6
5	Village of Germantown Water Utility	4,202.3	804,504,000	134.6
6	Village of Jackson Water Utility	1,699.0	239,326,000	89.2
7	Village of Kewaskum Municipal Water Utility	821.4	119,503,000	81.2
Public Total		17,422.3	2,889,491,000	--
Private				
8	Brookside Meadows	1.1	-- <sup>b</sup>	-- <sup>b</sup>
9	Cedar Lake Home 5 & 9	139.3	-- <sup>b</sup>	-- <sup>b</sup>
10	Cottages at Cedar Run	8.8	-- <sup>b</sup>	-- <sup>b</sup>
11	Hilltop Highlands 1-6	38.9	-- <sup>b</sup>	-- <sup>b</sup>
12	Jamestown East Homeowners Association	24.3	-- <sup>b</sup>	-- <sup>b</sup>
13	Maple Terrace Mobile Home Park	10.9	-- <sup>b</sup>	-- <sup>b</sup>
14	Voigts Lakeside Estates	3.9	-- <sup>b</sup>	-- <sup>b</sup>
15	Wheel Estates Mobile Home Park	14.5	-- <sup>b</sup>	-- <sup>b</sup>
Private Total		241.7	-- <sup>b</sup>	-- <sup>b</sup>
Total		17,502.6	-- <sup>b</sup>	-- <sup>b</sup>

<sup>a</sup> Includes 161.4 acres in Dodge County.

<sup>b</sup> Private water utilities are not metered, data is not available.

Source: Public Service Commission of Wisconsin and SEWRPC

### **Non-Municipal Community Systems and Self-Supplied Systems**

A non-municipal community water system is a privately owned system that serves at least 25 year-round residents, or serves 15 service connections used by year-round residents (anything greater than six months is considered year-round). Examples of these include mobile home parks, subdivisions, apartments, and condominiums. In 2010, there were eight such systems in Washington County, which are listed in Table 9.3. These systems served an area of about 240 acres and served a year 2010 resident population of about 1,700 people, or less than 2 percent of Washington County residents. All of these eight systems utilized groundwater as a source of supply through four low-capacity and 26 high-capacity wells. The existing service areas of these systems are shown on Map 9.3. Table 9.3 sets forth the total acres served in 2010 by each private water utility. It is anticipated that seven of the current eight systems will be served by municipal water supply systems by 2035. The one remaining system, serving the Cedar Lakes Campus in the Town of West Bend, is expected to remain in use to and through 2035.

There are also a number of self-supplied industrial, commercial, institutional, recreational, agricultural, other irrigation, and thermoelectric-power generation water supply systems in the County. These systems provide water for individual business and industries (including agriculture), and institutional uses such as parks and municipal halls. In 2010, there were 207 privately owned, self-supplied systems serving industrial facilities, commercial facilities, institutional and recreational facilities, and agricultural or other irrigation facilities. All of these private, self-supplied water supply systems utilize groundwater as a source of supply. In aggregate, systems were reported to utilize about 2.9 mgd of water during 2010. Private systems expected to continue being used for water supply to 2035 are shown on Map 9.5 and listed in Table 9.7.

In 2010, about 52,000 people, or about 39 percent of County residents, were served by private domestic wells or non-municipal community systems. Generally, any home located outside an area served by a municipal water supply system (shown on Map 9.3) is served by a private domestic well. Assuming an average use of 58 gallons per capita per day, these private residential wells would withdraw about 3.0 million gallons per day from the shallow groundwater aquifer. It is estimated that 6 percent of the households served

**Table 9.4  
Summary of Municipal Water Use in Washington County: 2000 and 2010**

Year	Average Annual Water Uses										Unaccounted for Water <sup>g</sup> (percent of annual water use)
	Residential Water Use <sup>a</sup>		Industrial Water Use		Commercial, Institutional, and Multifamily Residential, and Miscellaneous Water Use <sup>a</sup>		Other Municipal <sup>f</sup> Water Uses		Total Municipal Water Use <sup>b</sup>		
	Total <sup>f</sup> (gallons per day X 1,000)	Per Person <sup>d</sup> (gallons per capita per day)	Total <sup>f</sup> (gallons per day X 1,000)	Per Acre (gallons per acre per day)	Total <sup>c</sup> (gallons per day X 1,000)	Per Acre (gallons per acre per day)	Total <sup>c</sup> (gallons per day X 1,000)	Per Acre (gallons per acre per day)	Total <sup>c</sup> (gallons per day X 1,000)	Per Person <sup>f</sup> (gallons per capita per day)	
2000	3,488	66	1,287	1,857	1,406	474	230	6,411	96	13	
2010	3,490	58	1,000	782	1,487	441	243	6,220	78	14	

<sup>a</sup> Residential category includes population associated with single-family and two-family housing units, plus some larger multifamily housing where individual water meters are used for each unit. Other multifamily units are included in the commercial water use category.

<sup>b</sup> Includes all water specifically accounted for.

<sup>c</sup> As reported in annual reports submitted to the Public Service Commission of Wisconsin.

<sup>d</sup> Reported residential water use excludes that associated with multiple-unit dwellings where a single meter serves three or more housing units. That water use is classified as commercial under the Public Service Commission of Wisconsin reporting system. The water uses presented on a per capita and per acre basis were calculated by adjusting the population and residential land area to be consistent with this reporting procedure.

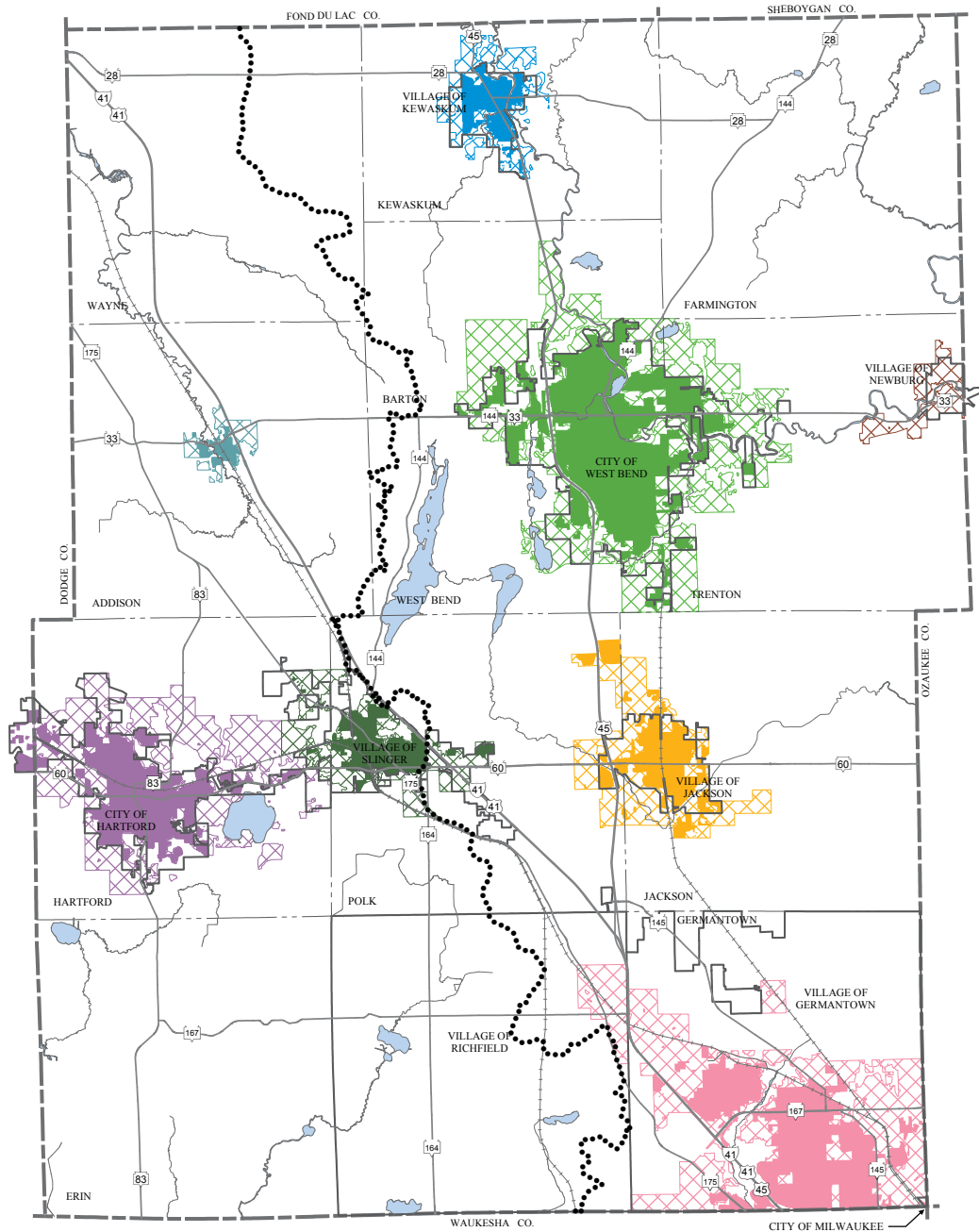
<sup>e</sup> Includes uses for fire protection services, sales to public authorities, sales to irrigation customers, and interdepartmental sales.

<sup>f</sup> Estimated based upon total residential population served.

<sup>g</sup> Water not specifically accounted for as a percent of total pumpage into distribution system.

Source: Public Service Commission of Wisconsin and SEMRPC

**Map 9.4**  
**Areas Projected to be Served by Municipal and Other Than Municipal**  
**Community Water Supply Systems in Washington County: 2035**



**PUBLIC WATER SYSTEMS EXISTING IN 2010**

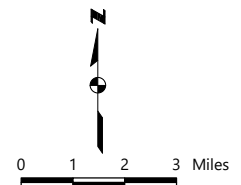
2010	2035	
		ALLENTON SANITARY DISTRICT
		CITY OF HARTFORD WATER UTILITIES
		CITY OF WEST BEND WATER UTILITY
		VILLAGE OF KEWASKUM WATER UTILITY
		SLINGER UTILITIES
		VILLAGE OF GERMANTOWN WATER UTILITY
		VILLAGE OF JACKSON WATER UTILITY

**NEW WATER SYSTEM**

2035	
	VILLAGE OF NEWBURG
	SUBCONTINENTAL DIVIDE

Note: The proposed new area in the Village of Richfield could be a separate new utility.

Source: Water Utilities and SEWRPC





**Table 9.5  
Municipal Water Supply Service Population and Area Comparison for Washington County: 2010-2035**

Utility	Population			Area Served			
	2010 Population	2010 – 2035 Increment		2010 Area Served (square miles)	2010 – 2035 Increment		2035 Area Served (square miles)
		Change in Population	Percent Change		Change (square miles)	Percent Change	
City of Hartford Water Utilities	14,700	3,450	23	4.5	2.0	44	6.5
City of West Bend Water Utility	32,000	12,550	39	9.8	3.7	38	13.5
Village of Germantown Water Utility	16,400	7,050	43	6.6	3.6	55	10.2
Village of Jackson Water Utility	7,300	2,650	36	2.7	0.8	30	3.5
Village of Kewaskum Municipal Water Utility	4,000	1,500	38	1.3	0.5	38	1.8
Slinger Utilities	4,900	3,250	66	1.8	1.6	89	3.4
Allenton Sanitary District	800	750	94	0.3	0.4	119	0.7
Village of Newburg Area <sup>a</sup>	--	1,950	--	--	1.3	--	1.3
<b>Total</b>	<b>80,100<sup>b</sup></b>	<b>33,150</b>	<b>41</b>	<b>27.0</b>	<b>13.9</b>	<b>52</b>	<b>40.9</b>

<sup>a</sup> Includes the entire Village of Newburg service area.

<sup>b</sup> Washington County's 2010 population was 132,063 people. Of that, 61 percent were estimated by SEWRPC to be provided with water from a municipal water system.

<sup>c</sup> Washington County's 2035 population is projected to be 157,265 people according to the SEWRPC year 2035 regional land use plan. Of that, it is estimated that 72 percent will be provided with water from a municipal water system.

Source: SEWRPC Regional Water Supply Plan

**Table 9.6  
Municipal Water Supply Service Area Demand and Pumpage in Washington County: 2010 and 2035**

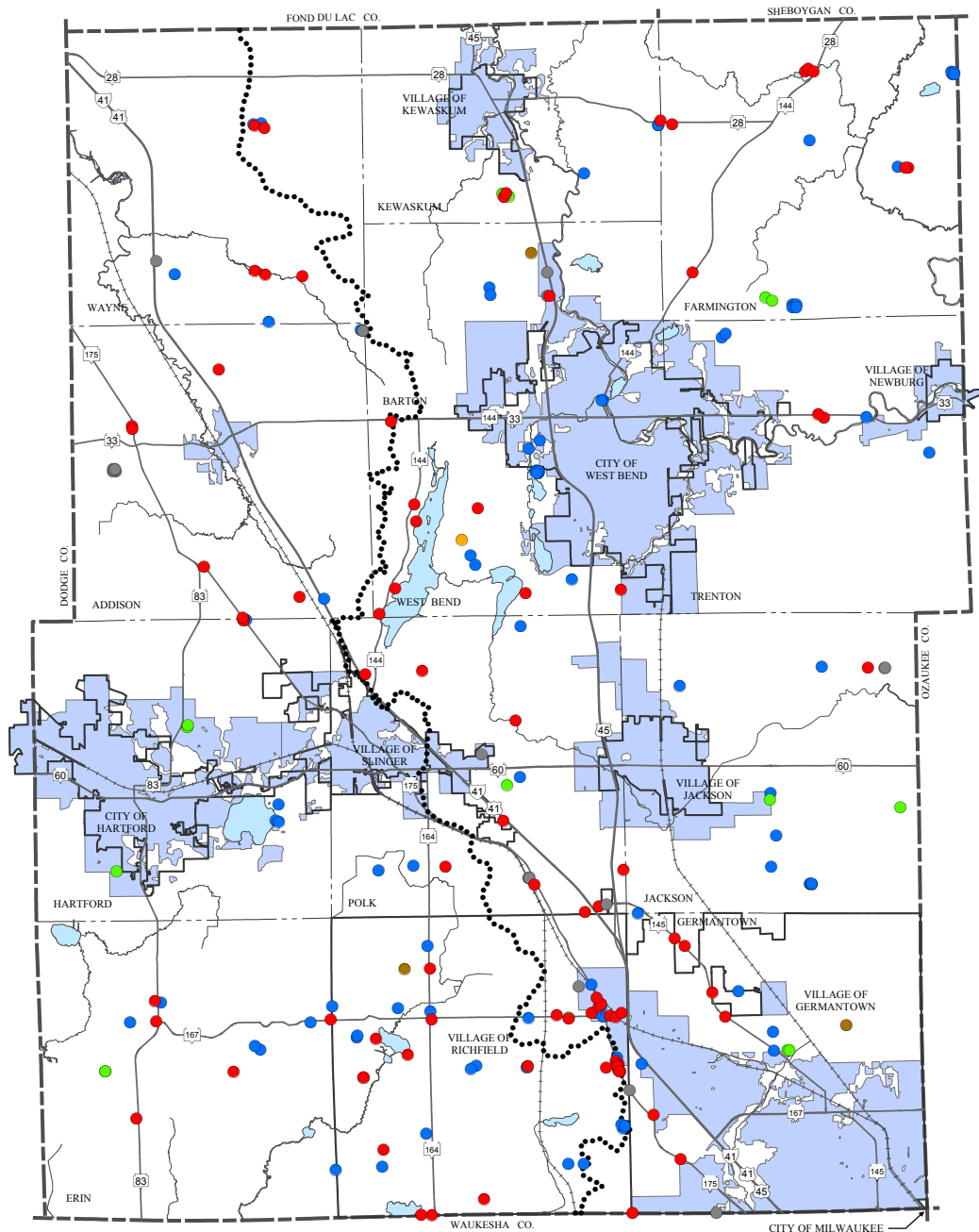
Utility	2010			2035		
	Average Water Use Demand <sup>a</sup> (gallons per day in thousands)	Average Daily Pumpage <sup>a</sup> (gallons per day in thousands)	Maximum Daily Pumpage <sup>a</sup> (gallons per day in thousands)	Average Water Use Demand (gallons per day in thousands)	Average Daily Pumpage (gallons per day in thousands)	Maximum Daily Pumpage (gallons per day in thousands)
City of Hartford Water Utilities	1,345	1,475	2,198	1,981	2,463	3,703
City of West Bend Water Utility	2,353	2,814	4,628	4,405	4,807	6,470
Village of Germantown Water Utility	1,386	2,204	3,643	2,523	3,305	5,452
Village of Jackson Water Utility	556	656	1,171	1,097	1,161	2,096
Village of Kewaskum Municipal Water Utility	238	327	826	597	749	1,358
Slinger Utilities	267	345	588	742	857	1,598
Allenton Sanitary District	75	96	1,460	147	202	677
Village of Newburg Area <sup>b</sup>	--	--	--	189	223	345
<b>Total</b>	<b>6,220</b>	<b>7,917</b>	<b>14,514</b>	<b>11,681</b>	<b>13,767</b>	<b>21,699</b>

<sup>a</sup> Data based on year 2010 Public Service Commission Reports data for water sales.

<sup>b</sup> Includes the entire Village of Newburg service area.

Source: Public Service Commission of Wisconsin and SEWRPC Regional Water Supply Plan

**Map 9.5**  
**Anticipated Self-Supplied Residential, Industrial, Commercial, Institutional and Recreational, Agricultural, and Irrigation Water Supply Systems in Washington County: 2035**

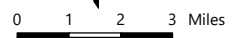


**SELF-SUPPLIED WATER SYSTEM WELLS**

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- AGRICULTURAL
- IRRIGATION
- INSTITUTIONAL AND RECREATIONAL

- AREA SERVED OR PROPOSED TO BE SERVED BY A PUBLIC WATER UTILITY
- ..... SUBCONTINENTAL DIVIDE

Note: The self-supplied water systems indicated on this map include all known wells defined as non-community transient and non-transient, and non-community high-capacity wells. The well locations shown on this map are approximate. More specific information on the number and location of self-supplied water systems is available from the Wisconsin Department of Natural Resources.



Source: Wisconsin Department of Natural Resources and SEWRPC

**Table 9.7  
Projected Characteristics of Self-Supplied Water Supply Systems in Washington County: 2035<sup>a</sup>**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Private Community Water Systems Cedar Lake Home	Town of West Bend	2	H	H	20,000 50,000	26,000 70,000
	Subtotal – One system	2	--	--	70,000	96,000
Industrial Water Supply Systems <sup>e</sup> Merget Sand and Gravel	Village of Germantown	1	H	H	180,000	180,000
Wisconsin Electric Power Company – Germantown	Village of Germantown	1	H	H	100,000	100,000
Strohwig Tool	Village of Richfield	1	L	L	2,400	--
Bill Fly	Town of Addison	2	H	H	24,000	100,000
Sunset Farms	Town of Addison	4	H	L	--	22,000
					8,000	10,000
					18,000	25,000
					--	1,000
					--	1,000
Weasler Engineering	Town of Barton	1	L	L	3,375	--
Wiedmeyer Service Center	Town of Barton	1	L	L	465	--
Level Valley Dairy Company	Town of Jackson	1	H	H	325,000	325,000
Schreiber Foods, Inc.	Town of Jackson	1	L	L	1,950	--
Quincy Resource Group	Town of Polk	1	L	L	990	--
Wisnosa Sand and Gravel	Town of Polk	2	H	H	240,000	300,000
Yahara Materials, Inc.	Town of Polk	1	H	H	270,000	432,000
Jack Walters and Sons Corporation	Town of Wayne	1	L	L	20,000	40,000
	Subtotal – 13 systems	18	--	--	1,195,080	-- <sup>f</sup>
Commercial Water Supply Systems <sup>g</sup> Kai's Service – Amoco	Village of Germantown	1	L	L	500	--
Kl's Bar and Grill	Village of Germantown	1	L	L	1,060	--
Sports Corner Bar and Grill	Village of Germantown	1	L	L	840	--
Willow Creek Amoco	Village of Germantown	1	L	L	2,060	--
Advanced Health Care – Hubertus Clinic	Village of Richfield	1	L	L	4,150	--
Amici's	Village of Richfield	1	L	L	270	--
Arrowhead Springs Golf Course	Village of Richfield	1	L	L	500	--

Table continued on next page.

**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Commercial Water Supply Systems <sup>g</sup> (continued)						
Chalet Shopping Center	Village of Richfield	1	L	L	740	--
Donna's Tavern	Village of Richfield	1	L	L	620	--
Fox and Hounds Restaurant	Village of Richfield	2	L	L	4,200	--
Johnny Manhattan's	Village of Richfield	1	L	L	1,000	--
Kaul Oil Mini Mart 66	Village of Richfield	1	L	L	1,030	--
Lake Five Service	Village of Richfield	1	L	L	1,050	--
Little Red School House – Colgate	Village of Richfield	1	L	L	1,335	--
Loggers Park Club House/American Health and Fitness	Village of Richfield	1	H	L	3,000	28,000
M & I Bank – Richfield	Village of Richfield	1	L	L	250	--
Millis Transfer, Inc.	Village of Richfield	1	L	L	1,830	--
Piggly Wiggly Supermarket #84	Village of Richfield	1	L	L	5,850	--
Pioneer Bowl	Village of Richfield	1	L	L	560	--
Pleasant Hill Inn	Village of Richfield	1	L	L	540	--
Richfield Chalet	Village of Richfield	1	L	L	3,200	--
Richfield Plaza	Village of Richfield	1	L	L	800	--
Richfield Truck Stop	Village of Richfield	1	L	L	1,000	--
Sawmill Inn	Village of Richfield	1	L	L	1,080	--
Sunset View Restaurant	Village of Richfield	1	L	L	520	--
The Copper Dock	Village of Richfield	1	L	L	500	--
The Country Mart	Village of Richfield	1	L	L	520	--
Uncle Johnny's	Village of Richfield	1	L	L	640	--
Whiskey River	Village of Richfield	1	L	L	1,020	--
Wally and Bee's	Village of Richfield	1	L	L	500	--
Zimmerman's Kettle Hills GC	Village of Richfield	1	L	L	600	--
Breakaway Bar and Grill	Town of Addison	1	L	L	560	--
Kreilkamp Trucking, Inc.	Town of Addison	2	L	L	400	--
Little Red Inn	Town of Addison	1	L	L	2,060	--
MJ Stevens	Town of Addison	1	L	L	540	--
The Waterin Hole	Town of Addison	1	L	L	600	--
Underground Saloon	Town of Addison	1	L	L	12,120	--
Shluffy's Inn	Town of Barton	1	L	L	500	--
Church Road Station, Inc.	Town of Erin	1	L	L	500	--

Table continued on next page.

**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
<b>Commercial Water Supply Systems<sup>g</sup> (continued)</b>						
Down Slope Pub	Town of Erin	1	L	L	600	--
Erin Inn	Town of Erin	1	L	L	500	--
Erin Motel and Restaurant	Town of Erin	1	L	L	3,575	--
Tally Ho Inn	Town of Erin	1	L	L	560	--
Buddie's Place	Town of Farmington	1	L	L	540	--
Dick's Club 144	Town of Farmington	1	L	L	500	--
Enright's Tap	Town of Farmington	1	L	L	540	--
Fire Escape	Town of Farmington	1	L	L	800	--
Goeden's Auto Body	Town of Farmington	1	L	L	540	--
Marshall's Country Corner	Town of Farmington	1	L	L	560	--
St. Michael's Tavern	Town of Farmington	1	L	L	520	--
Turner Hall	Town of Farmington	1	L	L	500	--
Madame Belle's	Town of Germantown	1	L	L	1,020	--
Riteway Bus Service – Germantown Tavern	Town of Germantown	1	L	L	330	--
Guerdn't Bar	Town of Germantown	1	L	L	680	--
St. Lawrence C-Way	Town of Hartford	1	L	L	520	--
Jail House Pub and Grill	Town of Hartford	1	L	L	800	--
Sunburst Ski Area: Summit Ski Corporation	Town of Jackson	1	L	L	540	--
	Town of Kewaskum	2	H	L	1,000	5,000
				L	1,000	5,000
Cedar Lake Pub	Town of Polk	1	L	L	500	--
Emily's	Town of Polk	1	L	L	1,000	--
Harley's Steak House	Town of Polk	1	L	L	270	--
Krupke Trucking, Inc.	Town of Polk	1	L	L	525	--
Pioneer Plaza	Town of Polk	1	L	L	820	--
Richfield Pub	Town of Polk	1	L	L	500	--
Scenic View Country Club	Town of Polk	1	L	L	3,000	--
Springs Motel	Town of Polk	1	L	L	1,625	--
Wurth Adams Nuts and Bolts	Town of Polk	1	L	L	300	--
El Rey Mexican Restaurant	Town of Trenton	1	L	L	250	--
West Bend Lakes Golf and Recreation	Town of Trenton	1	L	L	500	--
CW's Place	Town of Wayne	1	L	L	520	--

Table continued on next page.

**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Commercial Water Supply Systems <sup>g</sup> (continued)						
Cedar Valley Retreat Campus	Town of Wayne	1	L	L	350	--
Cross Roads Tap	Town of Wayne	1	L	L	540	--
Jugs Hitching Post	Town of Wayne	1	L	L	540	--
Little Folks School House	Town of Wayne	1	L	L	420	--
Big Cedar Lake Resort	Town of West Bend	1	L	L	3,575	--
House of Heilman	Town of West Bend	1	L	L	500	--
Jojo's Bar and Grill	Town of West Bend	1	L	L	1,000	--
Linden Inn	Town of West Bend	1	L	L	1,500	--
Our Place	Town of West Bend	1	L	L	500	--
Schultz's White Tail Inn	Town of West Bend	1	L	L	2,000	--
Tri Par Oil Company – West Bend	Town of West Bend	1	L	L	1,800	--
West Bend Country Club	Town of West Bend	1	L	L	1,500	--
	Subtotal – 82 systems	85	--	--	98,705	-- <sup>f</sup>
Institutional and Recreational Water Supply Systems <sup>g</sup>						
Regner Park	City of West Bend	2	H	H	200,000	200,000
Ridge Run Park	City of West Bend	2	L	L	125	--
Germantown Public Works	Village of Germantown	1	L	L	--	--
Kingdom Hall Jehovah's Witness	Village of Germantown	1	L	L	600	--
Our Savior United Church of Christ	Village of Germantown	2	L	L	250	--
					1,090	--
Amy Belle School	Village of Richfield	1	H	H	--	--
Crown of Life Evangelical Lutheran Church and School	Village of Richfield	1	H	H	6,405	--
Daniel Boone Conservation League Club House	Village of Richfield	1	L	L	1,425	--
Emmanuel United Methodist Church	Village of Richfield	1	L	L	4,530	--
First Presbyterian Church	Village of Richfield	1	L	L	1,000	--
Friess Lake School	Village of Richfield	1	H	H	350	--
Glacier Hills County Park	Village of Richfield	2	L	L	12,000	24,000
					125	--
					500	--
Loggers Park/American Health and Fitness	Village of Richfield	2	H	H	1,000	5,000
					1,000	5,000

Table continued on next page.

**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Institutional and Recreational Water Supply Systems <sup>9</sup> (continued)						
Minikani YMCA Camp	Village of Richfield	3	L	L	15,450	--
Plat Elementary School	Village of Richfield	1	H	L	2,000	3,000
Richfield Elementary School	Village of Richfield	1	H	--	6,000	17,000
Richfield Fireman's Park and Station No. 1	Village of Richfield	1	L	L	200	--
Richfield Town Hall and Garage	Village of Richfield	1	L	L	310	--
Shepherd of the Hills Lutheran Church	Village of Richfield	1	L	L	3,020	--
St. Jacobi Congregational Church	Village of Richfield	1	L	L	250	--
St. Augustine, Inc.	Village of Richfield	1	H	L	3,000	13,000
St. Gabriel Church and School	Village of Richfield	2	H	L	9,000	15,000
				L	1,000	2,000
Wooded Hills Bible School	Village of Richfield	1	L	L	260	--
Zion United Methodist Church	Village of Richfield	1	L	L	250	--
Addison Elementary School	Town of Addison	1	H	H	8,000	13,000
St. Peter's Evangelical Lutheran Church	Town of Addison	1	L	L	450	--
Timber Trail Recreation Area	Town of Barton	2	L	L	5,000	--
				L	1,250	--
Disalced Carmelites and Holy Hill Cafe	Town of Erin	1	L	L	2,180	--
Erin School	Town of Erin	1	H	--	6,000	--
Erin Town Hall and Erin Go Braugh Park	Town of Erin	1	L	L	1,050	--
Heiliger Huegel Ski Club	Town of Erin	1	H	H	90,000	180,000
St. Mary of the Hill Parish	Town of Erin	1	L	L	250	--
St. Paul's United Church of Christ	Town of Erin	1	L	L	750	--
Camp Awana	Town of Farmington	4	H	L	1,000	5,000
				L	1,000	5,000
				L	1,000	5,000
				L	--	1,000
Farmington Elementary School	Town of Farmington	1	H	L	4,200	--
Lazy Days Campground	Town of Farmington	4	L	L	12,500	--
				L	--	--
				L	--	--

Table continued on next page.



**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Institutional and Recreational Water Supply Systems <sup>9</sup> (continued)						
St. Martin's United Church of Christ	Town of Farmington	1	L	L	250	--
Rockfield School	Town of Germantown	1	H	--	3,750	--
St. Lawrence Church	Town of Hartford	1	H	--	1,040	--
Wisconsin Department of Natural Resources – Pike Lake	Town of Hartford	3	L	L	285	--
					1,075	--
David's Star Evangelical Lutheran School	Town of Jackson	4	H	L	700	1,000
					1,000	2,000
					5,000	10,000
					--	--
Jackson Town Hall and Community Center Kettle Moraine Lutheran High School New Hope United Church of Christ St. John's Lutheran Church St. Peter's United Church of Christ Trinity Evangelical Lutheran Church and School Kettle Moraine State Forest Glacial Trail – CTH H St. Michael's Catholic Church and School	Town of Jackson	1	L	L	250	--
	Town of Jackson	1	H	H	6,000	13,000
	Town of Jackson	1	L	L	800	--
	Town of Jackson	1	L	L	1,400	--
	Town of Jackson	1	L	L	800	--
	Town of Jackson	1	H	H	1,000	1,000
	Town of Kewaskum	1	L	L	125	--
	Town of Kewaskum	2	L	L	550	--
					5,030	--
	Town of Polk	1	L	L	125	--
	Town of Polk	1	L	L	1,000	--
	Ackerman's Grove County Park Faith United Church of Christ Heritage Trails County Park Still Waters Community United Methodist Church Goeden County Park Holy Trinity Congregation Sandy Knoll County Park	Town of Polk	1	L	L	125
Town of Polk		1	L	L	300	--
Town of Polk		1	L	L	125	--
Town of Trenton		1	L	L	3,500	--
Town of Trenton		1	H	H	220	--
Town of Trenton		2	L	L	250	--
Town of Wayne		1	L	L	250	--
Town of Wayne		1	L	L	250	--
Town of Wayne		1	H	H	2,000	5,000
Town of Wayne		1	L	L	250	--

Table continued on next page.

**Table 9.7 (Continued)**

<b>System Name</b>	<b>Local Government</b>	<b>Number of Wells</b>	<b>Capacity (system)<sup>b</sup></b>	<b>Capacity (individual well)<sup>b</sup></b>	<b>Estimated Average Daily Water Use<sup>c</sup> or Approved Normal Pumpage<sup>d</sup> (gallons per day)</b>	<b>Approved Maximum Daily Water Use<sup>d</sup> (gallons per day)</b>
Institutional and Recreational Water Supply Systems <sup>9</sup> (continued)						
Camp Silverbrook	Town of West Bend	6	L	L	7,500	--
				L	--	
				L	--	
				L	--	
				L	--	
				L	--	
Cedar Lake Wayside	Town of West Bend	1	L	L	125	--
Silver Maple School	Town of West Bend	1	L	L	2,025	--
St. Paul's Evangelical Church	Town of West Bend	1	L	L	250	--
	Subtotal – 64 Systems	91	--	--	654,120	-- <sup>f</sup>
Agricultural Water Supply Systems <sup>e</sup>						
Minor's Garden Center, Inc	Village of Germantown	1	H	H	144,000	288,000
L. Teweles Seed Company	Village of Richfield	1	H	H	173,000	216,000
L. Gieringer, Robert H. and Sons	Town of Barton	1	H	H	97,000	195,000
Minor's Garden Center, Inc.	Town of Jackson	1	H	H	360,000	720,000
	Subtotal – Four Systems	4	--	--	774,000	1,419,000
Irrigation Water Supply Systems <sup>e</sup>						
W and E Radtke, Inc.	Village of Germantown	2	H	L	20,000	92,000
				H	125,000	288,000
Zimmerman's Kettle Hills Golf Course	Village of Richfield	1	H	H	202,000	403,000
Lang Golf Company, LLC	Town of Erin	2	H	L	25,000	50,000
				H	300,000	720,000
Stoneridge Golf Course	Town of Farmington	2	H	H	90,000	105,000
				L	10,000	20,000
Hartford Country Club	Town of Hartford	1	H	H	460,000	460,000
Washington County Family Park	Town of Hartford	2	H	H	20,000	100,000
				H	144,000	576,000
Hidden Glen Golf Club	Town of Jackson	1	H	H	288,000	576,000
Kettle Moraine Lutheran High School	Town of Jackson	1	H	H	15,000	35,000
Sunburst Ski Area: Summit Ski Corporation	Town of Kewaskum	2	H	H	144,000	288,000
				H	432,000	720,000
Michael's Pipeline Construction	Town of Polk	1	H	H	144,000	288,000
	Subtotal – 10 systems	15	--	--	2,419,000	4,721,000

Table continued on next page.

**Table 9.7 (Continued)**

Note: Groundwater was the source of water for all systems in 2007.

<sup>a</sup> Data is from the Wisconsin Department of Natural Resources (WDNR) Drinking Water System. The database is not an up-to-date record of all high-capacity wells in the State. Some wells listed in the database may not be in service. There may be additional wells in service that are not in the database.

<sup>b</sup> H = High-Capacity (70 gallons per minute or greater), L = Low-Capacity (less than 70 gallons per minute).

<sup>c</sup> Average water use is estimated based on review of population data available from the WDNR and SEWRPC and by using 60 gallons per day per capita, unless noted otherwise.

<sup>d</sup> The approved normal daily pumpage in gallons from the WDNR Drinking Water System database. These amounts may be pumped intermittently.

<sup>e</sup> Estimated pumpage is typically based upon very limited data, where available. The value reported is the normal and maximum daily approved pumpage in gallons from the WDNR Drinking Water System database.

<sup>f</sup> Data incomplete.

<sup>g</sup> Values reported were taken from the WDNR Drinking Water System database, where available. Where not available, average daily pumpage was calculated utilizing standard unit values for the type of facility involved.

Source: SEWRPC Water Supply Study

by private domestic wells are served by public sanitary sewer systems. Thus, the water withdrawn from the groundwater system for about 6 percent of the private domestic wells, or about 0.2 million gallons per day, was discharged to the surface water system, such as the Rubicon River, as treated sanitary sewage. The majority (approximately 90 to 95 percent) of the remaining 94 percent of the water withdrawn by private wells, or about 2.8 million gallons per day, was returned to the groundwater aquifer via onsite sewage disposal systems.



**In 2010, about 52,000 people, or about 39 percent of County residents, were served by private domestic wells or non-municipal community systems.**

There are expected to be about 44,000 people, or about 28 percent of the total County population, served by private domestic wells in 2035. About 395 square miles are expected to be located outside of the planned 2035 municipal water utility service areas. These private domestic wells would withdraw about 1.9 million gallons per day from the shallow groundwater aquifer, assuming an average use of 58 gallons per person per day.

### **Sources of Water Supply (Groundwater Aquifers)**

Individual hydrogeologic units within Southeastern Wisconsin, including Washington County, differ widely in their ability to yield water to wells. From the standpoint of groundwater occurrence, all rock formations that underlie the Region can be classified either as aquifers or as confining beds. An aquifer is a rock formation or sand and gravel unit that will yield water in a useable quantity to a well or spring. A confining bed, such as shale or siltstone, is a rock formation unit having relatively low permeability that restricts the movement of groundwater either into or out of adjacent aquifers and does not yield water in useable amounts to wells and springs.

The aquifers in Washington County can be divided into shallow and deep (aquifers systems in Southeastern Wisconsin are illustrated in Figure 9.1). The shallow aquifer system is comprised of the Silurian dolomite aquifer and the overlying sand and gravel aquifer. The Maquoketa Formation is the lower limit of the shallow aquifer system. The deep sandstone aquifer is located below the Maquoketa Formation. The Jackson, Kewaskum, Slinger, and West Bend water utilities draw all their water from the shallow aquifer and the Germantown and Hartford water utilities draw water from both the shallow and deep aquifers. The Allenton Sanitary District draws all its water from the deep aquifer. A more detailed description of the areal extent and lithology of aquifers and confining units noted above and including water table depth and elevation mapping can be found in SEWRPC Technical Report No. 37, *Groundwater Resources of Southeastern Wisconsin*, June 2002.

### **Groundwater Availability**

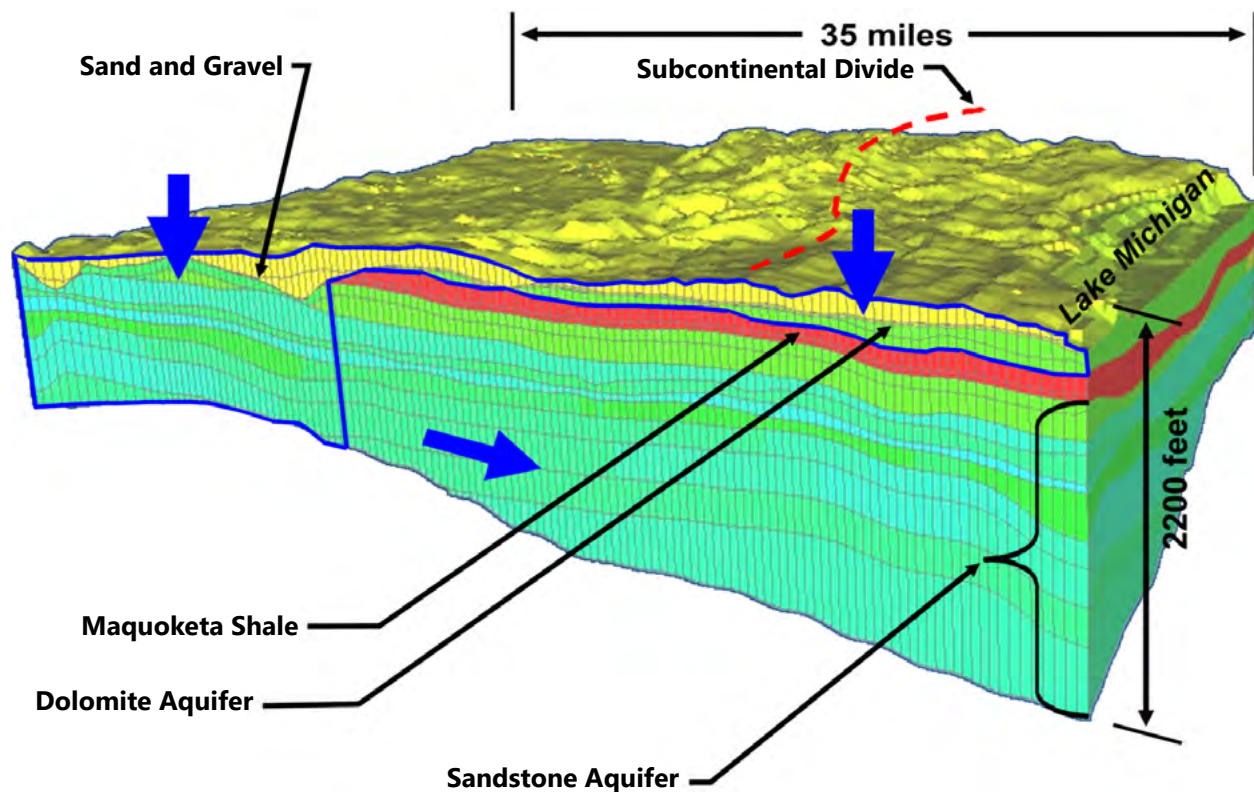
Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or less miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation beyond the western boundary of the County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined.



**Recharge to groundwater is derived almost entirely from precipitation.**

On the average, precipitation annually brings about 32 inches of water to the surface of Washington County. That translates into about 660 mgd of water averaged over the year (a total of 240,900 million gallons a year). It is estimated that approximately 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. The average annual groundwater recharge to shallow aquifers varies from about 5 to 15 percent of annual precipitation.

**Figure 9.1**  
**Aquifer Systems in Southeastern Wisconsin**



Source: US Geological Survey

To document the utilization of the shallow aquifers in the Region, it may be assumed that, on the average, 10 percent of the annual precipitation reaches groundwater. Then, the average groundwater recharge in Washington County would be estimated to be 66 mgd. This precipitation will be returned to the shallow aquifer within days or months, depending on the soil. The estimated daily use of groundwater in 2010 was 13 mgd, which is about 20 percent of the total amount of groundwater assumed to be recharged in that year. This indicates that there is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Washington County for years to come on an areawide basis. However, the availability on a localized basis will vary depending upon usage, pumping system configuration, and groundwater flow patterns. Groundwater modeling<sup>79</sup> indicates small areas of drawdown of five feet or less in the shallow aquifer.

The situation is different for the deep aquifers, where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the “mining” of groundwater, and where recharge of the aquifer may take years or even decades, depending on the depth and geology of the aquifer. The deep aquifer levels have decreased from 50 to 150 feet within the County. Most of this decline is due to pumping beyond the County boundaries.

To satisfy future water demands in the Southeastern Wisconsin Region, including Washington County, coordinated regional water resource management is needed, which would optimize the use of ground and surface water. The regional water supply planning program<sup>80</sup> provides guidance in this regard. Areas within Washington County and the remainder of the Region were analyzed and classified based on their potential for water recharge. The analysis was based on a combination of topography, soil hydrologic

<sup>79</sup> Documented in SEWRPC Technical Report No. 41, A Regional Aquifer Simulation Model for Southeastern Wisconsin, June 2005.

<sup>80</sup> Documented in SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin, December 2010.

groups, soil water storage, and land use. An “average” weather year of 1997 was selected for the analysis, since the amount of precipitation received also affects the amount of water that reaches (and recharges) the groundwater. Areas were placed into the following classifications: very high (more than six inches of recharge per year), high (four to six inches of recharge per year), moderate (three to four inches of recharge per year), and low (less than three inches of recharge per year).

Areas within each of the recharge classifications are shown on Map 9.6, and the acreage within each category is listed on Table 9.8. About 3 percent of the County is rated “very high” for recharge potential, and about 21 percent is rated “high” for recharge potential. Most of the high and very high recharge potential areas are located within the Kettle Moraine, due largely to soils that conduct water well. Primary environmental corridors and floodplains are overlain on Map 9.6 to indicate the correlation between such areas and groundwater recharge potential. Over half (54.7 percent) of the areas classified as having very high water recharge potential are located in primary environmental corridors or floodplains, and about 25 percent of areas classified as having high recharge potential are located in primary corridors or floodplains.

Additional information regarding recharge areas and recommendations for their management and protection are presented in the regional water supply plan.

### **Stormwater Management Facilities**

The dispersal of urban land uses over greater amounts of the County, and accompanying increases in impervious areas, increases stormwater runoff that must be accommodated by the stream network or by engineered storm water management systems. Such facilities may include 1) curbs and gutters, 2) catch basins and inlets, 3) storm sewers, 4) infiltration facilities, and 5) stormwater storage facilities for quantity and quality control such as dry and wet detention basins. Detention basins serve to moderate peak rates of runoff following rainstorms and wet detention basins further provide a permanent volume of water to capture and store pollutants.



**Detention basins are designed to accommodate stormwater runoff.**

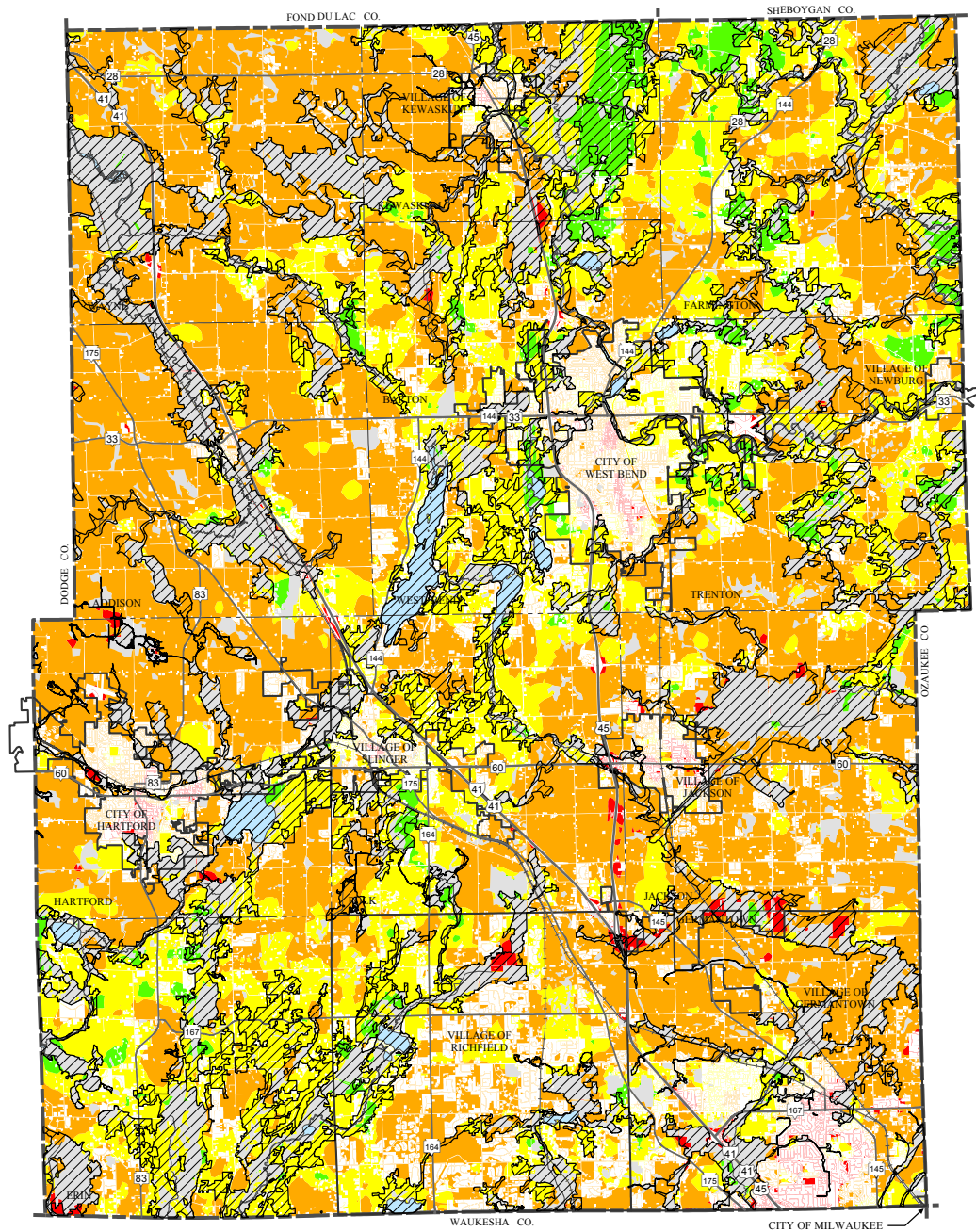
Street improvements in areas with urban-density development should employ curb and gutter and storm sewer facilities to carry stormwater runoff (urban areas tend to have a greater percentage of impervious surfaces that produce increased stormwater runoff), although roadside ditches and swales are generally appropriate for residential development with one acre or larger lots. To collect the increased stormwater runoff produced by some urban developments, stormwater storage and/or infiltration facilities may need to be constructed. In general, these facilities consist of dry basins; wet basins; infiltration basins, trenches, and swales; bioretention facilities; rain gardens; and porous pavement. They serve to store and gradually release and/or infiltrate stormwater. Street improvements in areas with rural-density development (and less impervious surfaces) generally use roadside ditches and swales, culverts, and overland flow paths to carry stormwater runoff.











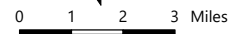
**Ideally, stormwater management facilities should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed.**

Although often designed on a subdivision-by-subdivision or project-by-project basis, stormwater management facilities ideally should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed, or for an entire community with consideration given to the watershed(s) in which the community is located. Communities in Washington County that have prepared stormwater management plans include the City of West Bend, Village of Germantown, Village of Jackson, and Village of Newburg.

**Map 9.6**  
**Water Recharge Potential in Washington County: 2015**



- |   |              |   |  |
|---|--------------|---|--|
|  | VERY HIGH    |  | EXISTING URBAN DEVELOPMENT (2015)  |
|  | HIGH         |  | PRIMARY ENVIRONMENTAL CORRIDORS (2015)<br>AND ONE-PERCENT-ANNUAL-PROBABILITY<br>(100-YEAR RECURRENCE INTERVAL)<br>FLOODPLAINS (FEMA FIS, OCTOBER 2015) |
|  | MODERATE     |  | SURFACE WATER  |
|  | LOW          |   |  |
|  | UNDETERMINED |   |  |
- Note: No soil survey data is available for areas shown as undetermined. These areas are largely comprised of wetlands.



Source: Wisconsin Geological and Natural History Survey, Federal Emergency Management Agency, and SEWRPC

**Table 9.8**  
**Classification of Potential Water Recharge Areas in Washington County: 2015**

Water Recharge Classification	Area Within each Classification		Portion Within Primary Environmental Corridor or Floodplain	
	Acres	Percent <sup>a</sup>	Acres	Percent <sup>b</sup>
Nonurban Areas				
Very High	8,396	3.0	4,589	54.7
High	59,738	21.4	19,126	31.2
Moderate	106,248	38.1	10,598	9.9
Low	1,566	0.6	1,028	65.1 <sup>c</sup>
Urban Development and Undetermined <sup>d</sup>	102,809	36.9	40,088	39.0
Total	278,757	100.0	75,429	27.1

<sup>a</sup> Percent of County within each classification.

<sup>b</sup> Percent of each classification included in a primary environmental corridor or floodplain.

<sup>c</sup> Most of the areas with low recharge potential are located in areas of hydric soils adjacent to wetlands.

<sup>d</sup> Includes 55,251 acres developed with urban uses (total does not include intensive recreational uses) and 47,558 acres where the recharge potential has not been determined. Areas for which the recharge potential is undetermined are primarily wetlands.

Source: Wisconsin Geological and Natural History Survey and SEWRPC

The Cities of Hartford and West Bend and the Villages of Jackson, Kewaskum, Newburg, and Slinger have extensive, although not all-inclusive, curb and gutter storm sewer systems. Portions of the Village of Germantown and hamlet of Allenton also have curb and gutter storm sewer systems. The Towns of Barton, Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, Trenton, Wayne, and rural portions of the Town of Addison outside Allenton rely heavily on roadside swales and culverts to collect stormwater and runoff. Many local governments require the use of wet detention basins to help control stormwater runoff and meet the water quality standards specified in Chapter NR 151 of the *Wisconsin Administrative Code*, regardless of whether they use curb and gutter or roadside swales to convey stormwater. Stormwater management and erosion control ordinances and regulations in effect in the County are described in Chapter 2. The County should ensure these ordinances are developed, adopted, and enforced through the comprehensive plan design year 2050.

**Electric Power Service**

Most of Washington County is provided with electric power service by We Energies. A We Energies electric power generation facility is located in the Village of Germantown. The plant can be powered by either natural gas or oil and is a peak-load plant used during hours of high demand. The plant’s contribution to the total We Energies’ system is less than 1 percent. The City of Hartford and the Village of Slinger operate their own electric utilities through Wisconsin Public Power, Inc. (WPPI). Hartford Electric is located in the City of Hartford and serves about 7,000 customers in the City of Hartford and adjacent areas in the Town of Hartford. The Village of Slinger Electric Utility is located in the Village of Slinger and serves about 2,300 customers, all within the Village of Slinger.

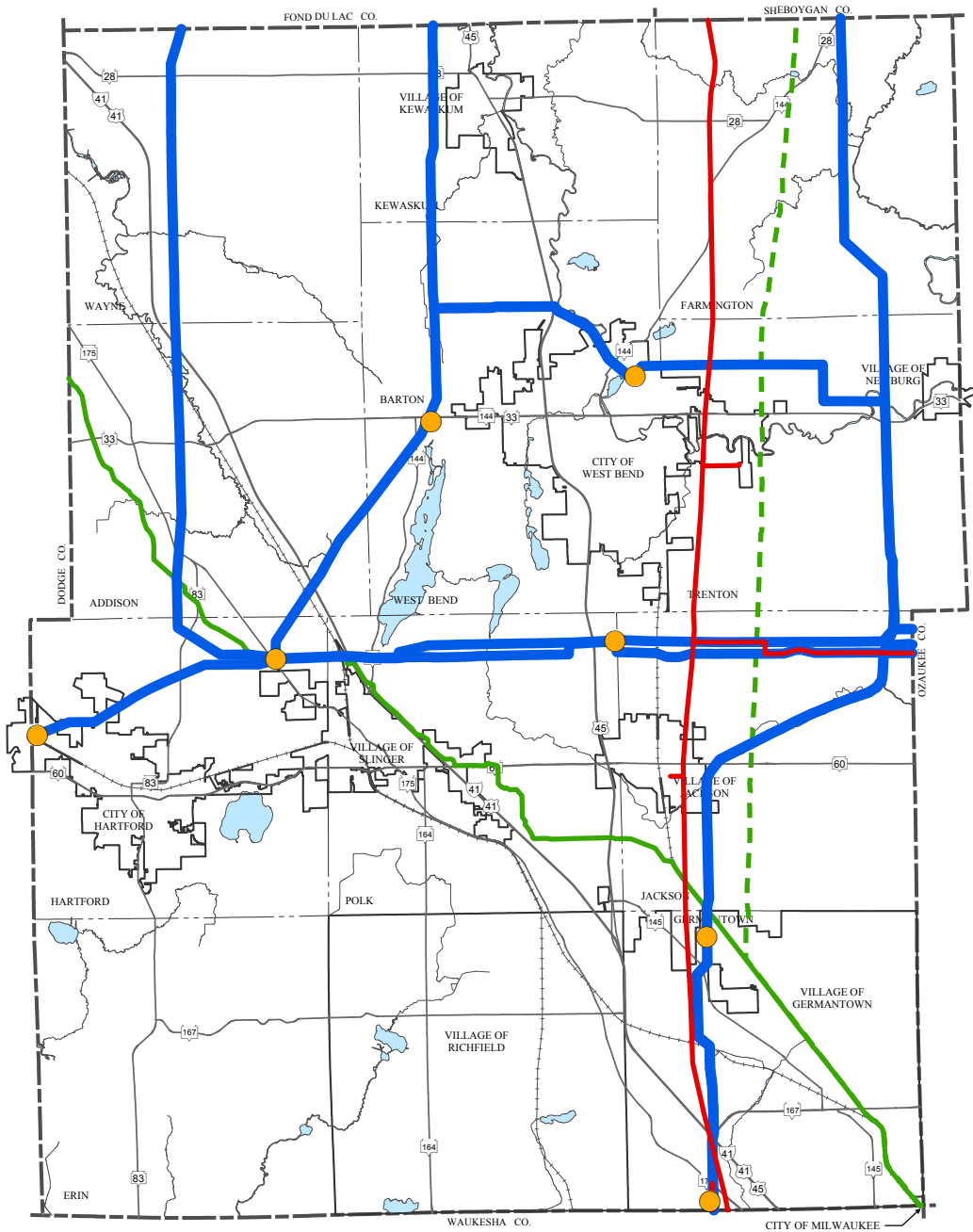


**Most of Washington County is provided with electric power service by We Energies.**

Several high-voltage electric transmission lines cross the County. Transmission lines of 69 kilovolts (kV) and greater are shown on Map 9.7. The American Transmission Company (ATC) owns all of the major electric power transmission lines in Washington County. Electrical power is available throughout the County on demand and is not currently or anticipated to be a constraint to development during the comprehensive plan design period.

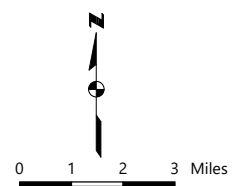


**Map 9.7**  
**Electric Power Transmission Lines, Substations, and Pipelines in Washington County: 2016**



- █ ELECTRIC POWER TRANSMISSION LINE (69 KILOVOLTS AND HIGHER)
- ELECTRIC POWER SUB STATION
- █ NATURAL GAS PIPELINE
- █ PETROLEUM PIPELINE
- - - ABANDONED PETROLEUM PIPELINE

Source: Public Service Commission of Wisconsin and SEWRPC



## Natural Gas Service

All of Washington County is within We Energies' service area, although service has not been extended throughout the County.

## Pipelines

Three pipelines run through Washington County, which are shown on Map 9.7. ANR Pipeline Company has an underground mainline that runs north to south through the eastern portion of the County in the Towns of Farmington, Trenton, and Jackson; the City of West Bend; and the Villages of Germantown and Jackson. The pipeline delivers natural gas from Canada to the Upper Midwest. Portions of the pipeline "branch out" while traversing the County, with the most significant "branch" located in the Town of Jackson where the pipeline extends eastward to a We Energies Generating station in the City of Port Washington. A Koch Pipeline Company pipeline runs diagonally across the County from the northwest corner of the Town of Addison to the southeast corner of the Village of Germantown, in the Town of Addison, Town of Hartford, Village of Slinger, Town of Polk, Town of Jackson, and Village of Germantown. The Koch Pipeline transports refined petroleum products from a refinery in the Twin Cities to distribution points in Wisconsin. The West Shore Pipe Line Co. previously operated a fuel pipeline that travels through the County from north to south through the Towns of Farmington, Trenton, and Jackson. The pipeline terminates in the Village of Germantown. In June of 2016, the pipeline was shut down due to mounting maintenance costs.

## Telecommunications Service

Antennas providing wireless cell phone service were inventoried by SEWRPC in 2005 as part of the regional telecommunications plan. The locations of wireless communication towers and wireless telecommunication sites in Washington County were updated in 2017 as shown on Map 9.8 and listed in Table 9.9. There are a total of 100 sites in the County, 76 are for cellular communication.

## Solid Waste Management Facilities

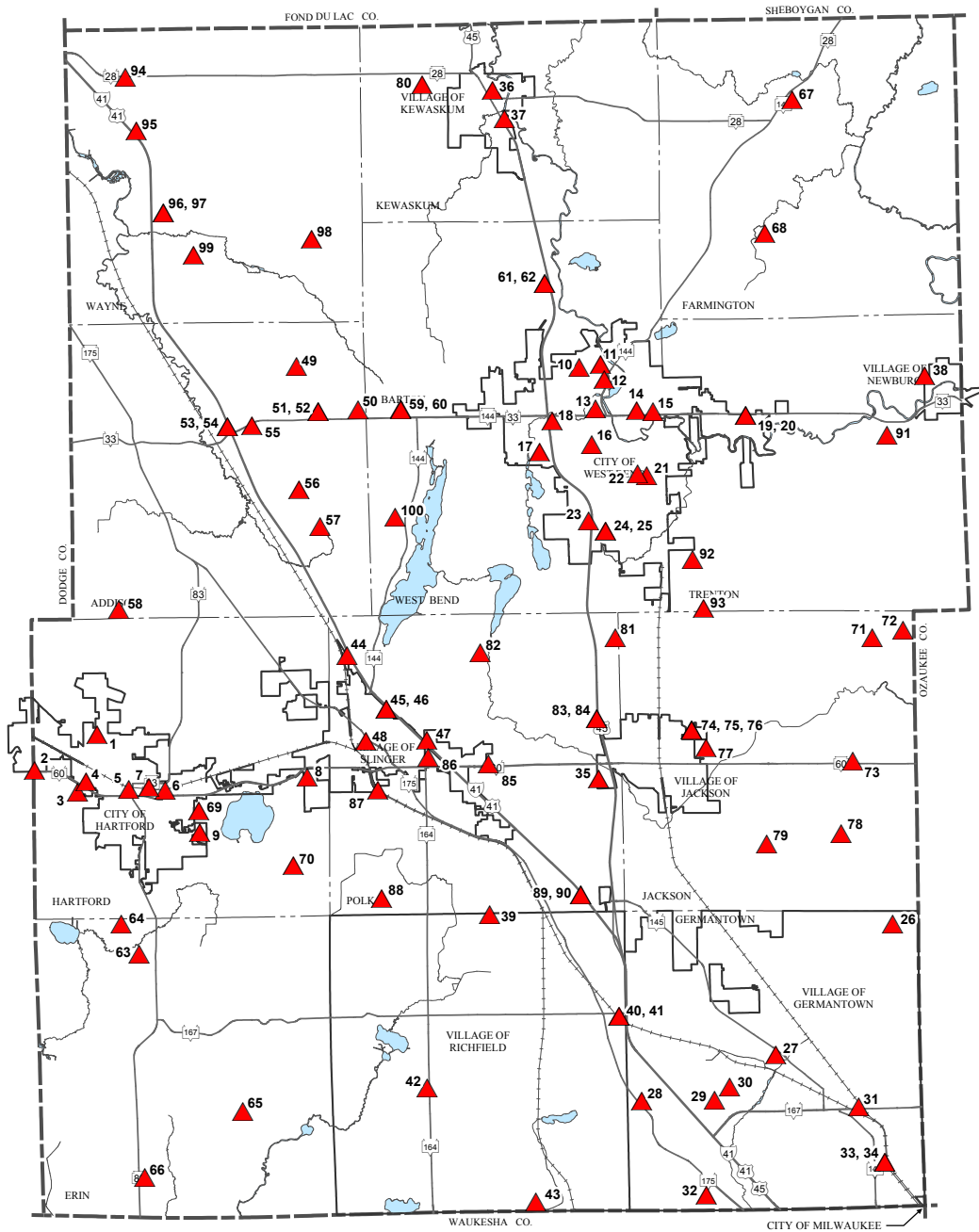
In 2015, all solid waste in Washington County was either collected at a transfer station, drop-off center, recycling center or collected curb side by a contracted private waste management company. Transfer stations are facilities where, for a fee, residents or communities may take their solid waste for collection by a privately owned waste management service provider to be transported to a privately owned solid waste facility and/or landfill. Drop-off and recycling centers are locations provided by a community where residents take their solid waste to be collected by a privately owned waste management provider to be transported to a privately owned solid waste facility, recycling center and/or landfill. Solid waste facilities in Washington County include solid waste storage (for storage of medical waste), recycling facilities, and processing facilities (for processing of animal waste or non-recyclable paper). Transfer stations, drop-off centers, recycling centers, and solid waste facility sites are shown on Map 9.9 and listed in Table 9.10. Most of the solid waste currently collected in the County is deposited in the Glacier Ridge Landfill in Horicon, located in Dodge County, or the Orchard Ridge Landfill in Menomonee Falls, located in Waukesha County. Both landfills receive solid waste from sources throughout the State of Wisconsin, primarily from those counties in which they are located and adjacent counties, as well as from sources in the States of Illinois and Michigan.



**In 2015, all solid waste in Washington County was either collected at a transfer station, drop-off center, recycling center or collected curb side by a contracted private waste management company.**

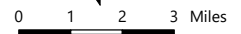
The Glacier Ridge Landfill is owned by Advanced Disposal Services. The landfill had an initial capacity of 3.9 million cubic yards (one cubic yard of compacted landfill averages 1,750 pounds in weight) and was last expanded in 2015 to a capacity of 8.2 million cubic yards. As of the end of 2016 the landfill had a capacity of 7.3 million cubic yards, or an estimated eight additional years of activity at its current capacity and use. The Orchard Ridge Landfill is owned by Waste Management of Wisconsin Inc. The landfill had an initial capacity of 9.4 million cubic yards and was last expanded in 2010 to a capacity of 7.4 million cubic yards. As of the end of 2016, the landfill had a capacity of 1.6 million cubic yards, or an estimated two additional years of

# Map 9.8 Communication Towers and Wireless Telecommunication Sites in Washington County: 2017



- ▲ COMMUNICATION TOWER OR WIRELESS TELECOMMUNICATION SITE
- 5 REFERENCE NUMBER (SEE TABLE 9.9)

Note: Due to map scale limitations, locations of towers may be slightly exaggerated where two or more towers are in close proximity to each other.



Source: Federal Communications Commission, Universal Licensing System Cellular License Database, and SEWRPC

**Table 9.9  
Communication Towers and Wireless Telecommunication Sites  
in Washington County Communities: 2017**

<b>Local Government</b>	<b>Number on Map 9.8</b>	<b>Location</b>	<b>System Type<sup>a</sup></b>	<b>Located in Federal Communications Commission (FCC) Database</b>
City of Hartford	1	T10N, R18E, Section 17	Cellular	No
	2	T10N, R18E, Section 18	Cellular	Yes
	3	T10N, R18E, Section 19	Cellular	No
	4	T10N, R18E, Section 20	Cellular	Yes
	5	T10N, R18E, Section 20	Cellular	No
	6	T10N, R18E, Section 21	Cellular	Yes
	7	T10N, R18E, Section 21	Broadcast	Yes
	8	T10N, R18E, Section 24	Cellular	No
	9	T10N, R18E, Section 27	Cellular	No
City of West Bend	10	T11N, R19E, Section 2	Broadcast	Yes
	11	T11N, R19E, Section 11	Public Safety	Yes
	12	T11N, R19E, Section 11	Cellular	No
	13	T11N, R19E, Section 11	Cellular	No
	14	T11N, R19E, Section 12	Public Safety	Yes
	15	T11N, R19E, Section 12	Personal	Yes
	16	T11N, R19E, Section 14	Cellular	No
	17	T11N, R19E, Section 15	Cellular	No
	18	T11N, R19E, Section 15	Personal	Yes
	19	T11N, R20E, Section 17	Cellular	Yes
	20	T11N, R20E, Section 17	Aviation	Yes
	21	T11N, R19E, Section 24	Cellular	Yes
	22	T11N, R19E, Section 24	Supervisory Control and Data Acquisition	Yes
	23	T11N, R19E, Section 26	Cellular	Yes
	24	T11N, R19E, Section 26	Cellular	Yes
25	T11N, R19E, Section 26	Cellular	Yes	
Village of Germantown	26	T9N, R20E, Section 1	Cellular	Yes
	27	T9N, R20E, Section 15	Cellular	Yes
	28	T9N, R20E, Section 19	Cellular	No
	29	T9N, R20E, Section 20	Cellular	No
	30	T9N, R20E, Section 21	Cellular	No
	31	T9N, R20E, Section 23	Cellular	No
	32	T9N, R20E, Section 32	Supervisory Control and Data Acquisition	Yes
	33	T9N, R20E, Section 36	Cellular	Yes
	34	T9N, R20E, Section 36	Cellular	No
Village of Jackson	35	T10N, R19E, Section 24	Cellular	No
Village of Kewaskum	36	T12N, R19E, Section 9	Cellular	No
	37	T12N, R19E, Section 9	Cellular	No
Village of Newburg	38	T11N, R20E, Section 12	Cellular	Yes
Village of Richfield	39	T9N, R19E, Section 3	Cellular	No
	40	T9N, R19E, Section 13	Cellular	Yes
	41	T9N, R19E, Section 13	Cellular	Yes
	42	T9N, R19E, Section 20	Cellular	No
	43	T9N, R19E, Section 35	Cellular	Yes
Village of Slinger	44	T10N, R19E, Section 6	Cellular	No
	45	T10N, R19E, Section 8	Cellular	Yes
	46	T10N, R19E, Section 8	Cellular	No
	47	T10N, R19E, Section 16	Unknown	Yes
	48	T10N, R19E, Section 18	Cellular	No
Town of Addison	49	T11N, R18E, Section 2	Cellular	Yes
	50	T11N, R18E, Section 12	Cellular	Yes
	51	T11N, R18E, Section 12	Broadcast	Yes
	52	T11N, R18E, Section 12	Broadcast	Yes
	53	T11N, R18E, Section 15	Cellular	No

Table continued on next page.

**Table 9.9 (Continued)**

<b>Local Government</b>	<b>Number on Map 9.8</b>	<b>Location</b>	<b>System Type<sup>a</sup></b>	<b>Located in Federal Communications Commission (FCC) Database</b>
Town of Addison (continued)	54	T11N, R18E, Section 15	Cellular	No
	55	T11N, R18E, Section 15	Cellular	No
	56	T11N, R18E, Section 23	Cellular	Yes
	57	T11N, R18E, Section 26	Cellular	No
	58	T11N, R18E, Section 31	Cellular	No
Town of Barton	59	T11N, R19E, Section 7	Broadcast	Yes
	60	T11N, R19E, Section 7	Cellular	Yes
	61	T12N, R19E, Section 34	Cellular	Yes
	62	T12N, R19E, Section 34	Cellular	Yes
Town of Erin	63	T9N, R18E, Section 4	Cellular	Yes
	64	T9N, R18E, Section 5	Broadcast	Yes
	65	T9N, R18E, Section 23	Cellular	No
	66	T9N, R18E, Section 33	Cellular	Yes
Town of Farmington	67	T12N, R20E, Section 9	Cellular	Yes
	68	T12N, R20E, Section 28	Cellular	Yes
Town of Hartford	69	T10N, R18E, Section 22	Cellular	Yes
	70	T10N, R18E, Section 25	Supervisory Control and Data Acquisition	Yes
Town of Jackson	71	T10N, R20E, Section 1	Cellular	No
	72	T10N, R20E, Section 1	Cellular	No
	73	T10N, R20E, Section 14	Personal	No
	74	T10N, R20E, Section 17	Broadcast	Yes
	75	T10N, R20E, Section 17	Broadcast	Yes
	76	T10N, R20E, Section 17	Broadcast	Yes
	77	T10N, R20E, Section 17	Cellular	Yes
	78	T10N, R20E, Section 26	Cellular	No
	79	T10N, R20E, Section 28	Cellular	No
Town of Kewaskum	80	T12N, R19E, Section 8	Cellular	No
Town of Polk	81	T10N, R19E, Section 1	Cellular	Yes
	82	T10N, R19E, Section 3	Cellular	Yes
	83	T10N, R19E, Section 13	Cellular	No
	84	T10N, R19E, Section 13	Cellular	No
	85	T10N, R19E, Section 15	Unknown	Yes
	86	T10N, R19E, Section 16	Unknown	Yes
	87	T10N, R19E, Section 20	Freight Carrier	Yes
	88	T10N, R19E, Section 32	Cellular	Yes
	89	T10N, R19E, Section 36	Cellular	Yes
	90	T10N, R19E, Section 36	Cellular	No
Town of Trenton	91	T11N, R20E, Section 14	Cellular	No
	92	T11N, R20E, Section 30	Supervisory Control and Data Acquisition	Yes
	93	T11N, R20E, Section 31	Cellular	Yes
Town of Wayne	94	T12N, R18E, Section 8	Cellular	Yes
	95	T12N, R18E, Section 17	Cellular	No
	96	T12N, R18E, Section 20	Supervisory Control and Data Acquisition	Yes
	97	T12N, R18E, Section 21	Cellular	Yes
	98	T12N, R18E, Section 26	Cellular	Yes
	99	T12N, R18E, Section 28	Cellular	No
Town of West Bend	100	T11N, R19E, Section 30	Cellular	Yes

<sup>a</sup> Broadcast – Broadcast services, including: AM/FM terrestrial radio, satellite radio and television, terrestrial television, and cable television.

Cellular – Cellular wireless

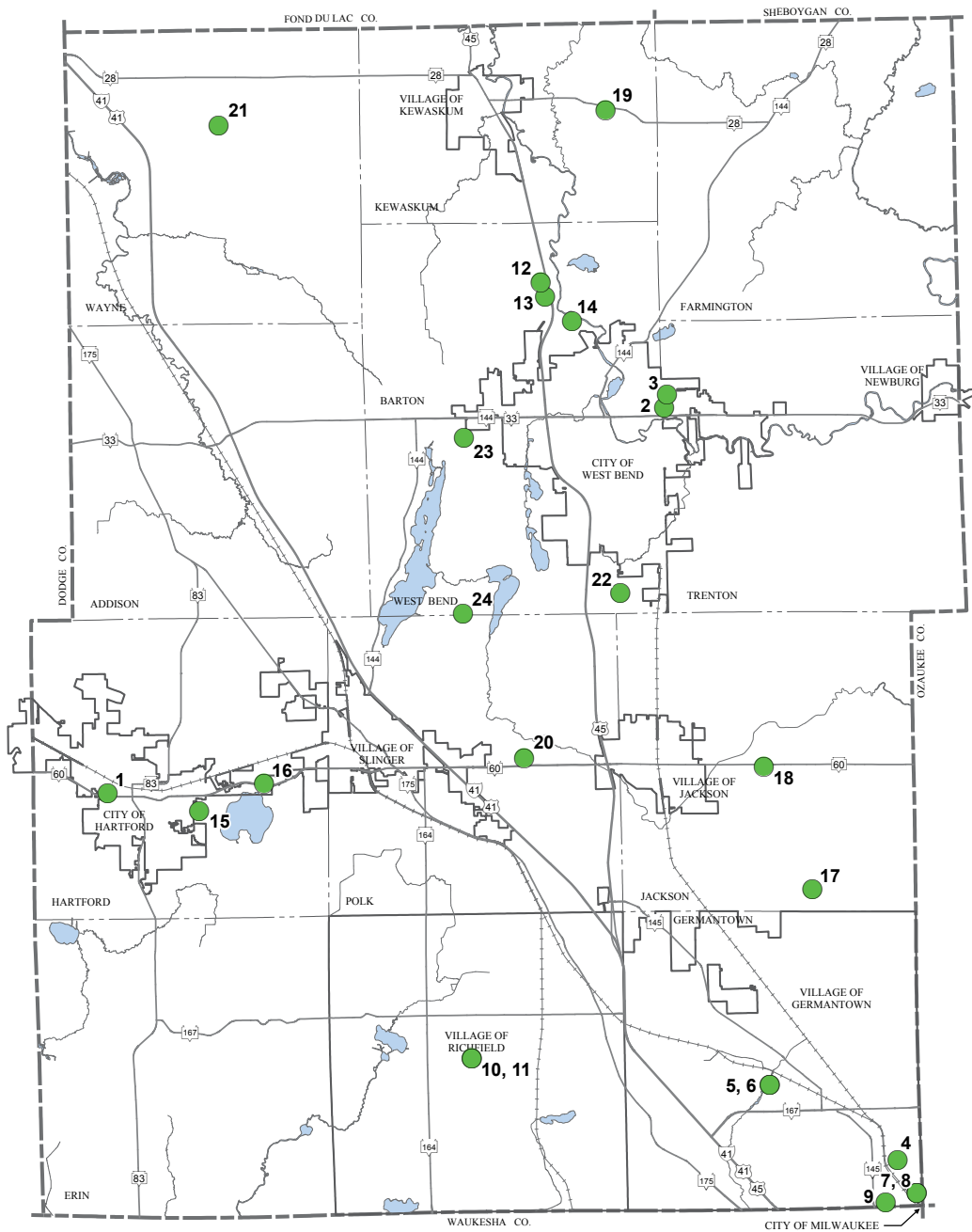
Personal – Personal wireless communication

Public Safety – Law enforcement, fire, emergency medical, or public works communication

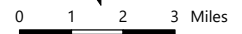
Supervisory Control and Data Acquisition – used by electric power, gas, water, wastewater, and other utilities to monitor and manage the operation of geographically dispersed facilities.

Source: Federal Communications Commission, Universal Licensing System Cellular License Database, and SEWRPC

**Map 9.9**  
**Solid Waste Disposal Sites in Washington County: 2015**



- SOLID WASTE FACILITY
- 5 REFERENCE NUMBER  
(SEE TABLE 9.7)



Source: Wisconsin Department of Natural Resources, Washington County, and SEWRPC

**Table 9.10**  
**Solid Waste Facilities in Washington County: 2015**

Number on Map 9.9	Facility Name	Street Address	Facility Type
1	City of Hartford Recycling Center	710 W. Sumner Street, Hartford	Recycling Center
2	Advanced Disposal Services	803 N River Road, West Bend	Transfer Station
3	American Metal and Paper Recycling, Inc	935 Schoenhaar, West Bend	Recycling Facility
4	Advanced Disposal Services	N104 W13075 Donges Bay Road, Germantown	Transfer Station/Processing Facility
5/6	Germantown Village Compost Site/ Recycling Center	N116 W17230 Main Street, Germantown	Compost Site/Recycling Center
7	Hyponex Corp.	W124 N9899 Wasaukee Road, Germantown	Processing Facility
8	Orchard Ridge RDF Organics Recycling Facility	W124 N9355 Boundary Road, Germantown	Compost Site
9	Waste Management Healthcare Solutions, Inc.	N96 W13600 County Line Road, Germantown	Storage Site
10	Village of Richfield Compost Site	4128 Hubertus Road, Richfield	Compost Site
11	Village of Richfield Recycling Center	1354 Hillside Drive, Richfield	Recycling Center
12	American Paper and Recycling, Inc	7588 Otten Road, Barton	Recycling Facility/Processing Facility
13	American Paper and Recycling, Inc	7651 Otten Drive, Barton	Recycling Facility
14	Town of Barton Recycling Center	7400 Lighthouse Lane, Barton	Drop-off Site/Recycling Center
15	Town of Hartford Recycling Center	3360 CTH K, Hartford	Recycling Center
16	Pallet USA	5840 STH 60 East, Hartford	Recycling Facility/Processing Facility
17	Liesener Soils Compost Facility	1365 Spring Valley Road, Jackson	Compost Site
18	Town of Jackson Recycling Center	3685 Division Road, Jackson	Drop-off Site/Recycling Center
19	Town of Kewaskum Recycling Center	9019 Kettle Moraine Drive, Kewaskum	Drop-off Site/Recycling Center
20	Town of Polk Recycling Center	3680 STH 60, Polk	Recycling Center
21	Town of Wayne Recycling Center	6030 Mohawk Road, Wayne	Drop-off Site/Recycling Center
22	Renewed Resources	2780 CTH NN, West Bend	Processing Facility
23	Town of West Bend Recycling Center	6355 CTH Z, West Bend	Recycling Center
24	Town of West Bend Yard Waste Site	Sleeping Dragon Road, West Bend	Compost Site

Source: Wisconsin Department of Natural Resources, Washington County, and SEWRPC

activity at its current capacity and use. Both landfills will require continuing expansion to accommodate the solid waste produced in Washington County over the County comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste.

### 9.3 COMMUNITY FACILITIES

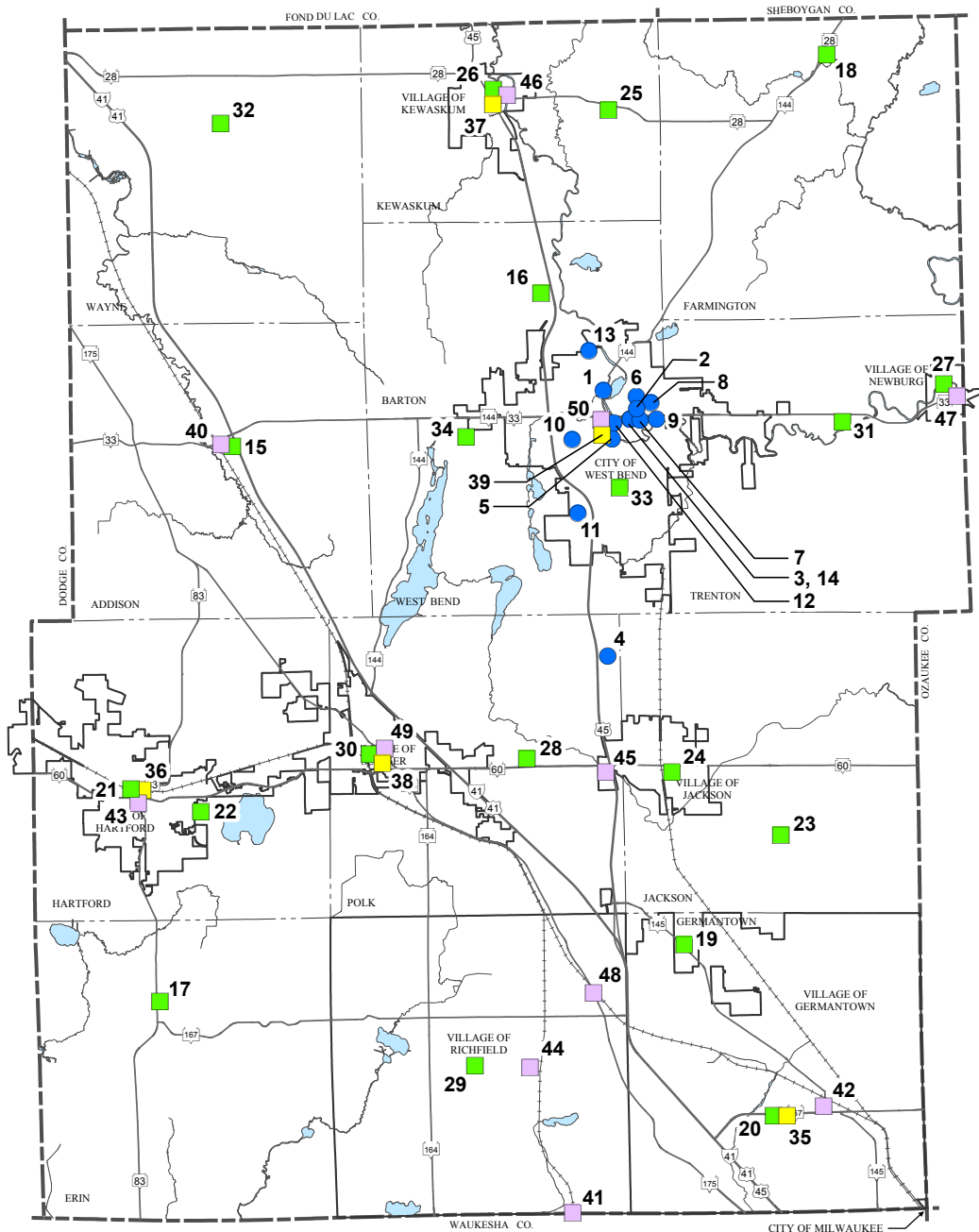
#### Government and Public Institutional Buildings

Map 9.10 shows the government and institutional buildings in the County as of 2015. These buildings include the County Courthouse and Federal, State, and County offices, municipal halls, libraries, and U.S. post offices. In 2015 there were 19 municipal halls, five libraries, and 11 post offices in the County. Table 9.11 sets forth the name and location of each government and public institutional building. Public facilities providing police, fire, and other emergency services are identified in the following sections.

The Government Center is located at 432 East Washington Street (Washington County Court House) in the City of West Bend and houses County Department offices including:

- Administrator
- County Attorney
- County Board Chairperson
- County Clerk
- County Treasurer
- Finance
- Human Resources
- Purchasing
- Real Property Lister
- Register of Deeds
- Veteran Services

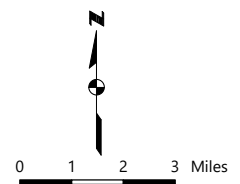
**Map 9.10**  
**Government and Public Institutional Buildings in Washington County: 2015**



**GOVERNMENT AND PUBLIC INSTITUTIONAL BUILDINGS**

- REGIONAL OR COUNTY
- MUNICIPAL HALL
- LIBRARY
- POST OFFICE
- 4** REFERENCE NUMBER  
(SEE TABLE 9.11)

Source: SEWRPC





**Table 9.11**  
**Government and Institutional Buildings in Washington County: 2015**

Number on Map 9.10	Building/Office	Street Address <sup>a</sup>
	Regional or County	
1	Social Security Administration	712 Park Avenue, West Bend
2	Washington County Government/Justice Center	432 E. Washington Street, West Bend
3	Washington County Public Agency Center	333 E. Washington Street, West Bend
4	Washington County Fair Park	3000 CTH PV, West Bend
5	Historical Museum	320 S. Fifth Avenue, West Bend
6	Law Enforcement/Corrections Building	500 N. Schmidt Road, West Bend
7	Samaritan Health Center/Fields of Washington County	531 E. Washington Street, West Bend
8	Washington County Vehicle Maintenance and Storage Facility	900 Lang Street, West Bend
9	Youth Treatment Center	801 E. Washington Street, West Bend
10	Dept. of Corrections Division of Community Corrections	273 S. 17th Avenue, West Bend
11	Department of Transportation Division of Motor Vehicles	1516 W. Paradise Drive, West Bend
12	Office of State Public Defender	155 N. Main Street, West Bend
13	Workforce Development Center	2200 Green Tree Road, West Bend
14	U.S. Department of Agriculture	333 E. Washington Street, West Bend
	Community	
15	Addison Town Hall	127 1st Street, Allenton
16	Barton Town Hall	3482 Town Hall Road, Kewaskum
17	Erin Town Hall	1846 STH 83, Hartford
18	Farmington Town Hall	9422 STH 144, Kewaskum
19	Germantown Town Office	W188 N13515 Maple Road, Richfield <sup>b</sup>
20	Germantown Village Hall	N112 W17001 Mequon Road, Germantown
21	Hartford City Hall	109 N. Main Street, Hartford
22	Hartford Town Hall	3360 CTH K, Hartford
23	Jackson Town Hall	3146 Division Road, Jackson
24	Jackson Village Hall	N168 W20733 Main Street, Jackson
25	Kewaskum Town Hall	9019 Kettle Moraine Drive, Kewaskum
26	Kewaskum Village Hall	204 1st Street, Kewaskum
27	Newburg Village Hall	614 Main Street, Newburg
28	Polk Town Hall	3680 STH 60, Slinger
29	Richfield Village Hall	4128 Hubertus Road, Hubertus
30	Slinger Village Hall	300 Slinger Road, Slinger
31	Trenton Town Hall	1071 STH 33 E, Newburg
32	Wayne Town Hall	6030 Mohawk Road, Campbellsport
33	West Bend City Hall	1115 S. Main Street, West Bend
34	West Bend Town Hall	6355 CTH Z, West Bend
	Libraries	
35	Germantown Community Library	N112 W16879 Mequon Road, Germantown
36	Hartford Public Library	109 N. Main Street, Hartford
37	Kewaskum Public Library	204 1st Street, Kewaskum
38	Slinger Public Library	220 Slinger Road, Slinger
39	West Bend Community Memorial Library	320 E. 6th Avenue, West Bend
	U.S. Post Offices	
40	Allenton	301 1st Street, Allenton
41	Colgate	3392 CTH Q, Richfield
42	Germantown	W156 W11301 Pilgrim Road, Germantown
43	Hartford	45 E. Wisconsin, Hartford
44	Hubertus	3695 Hubertus Road, Richfield
45	Jackson	N168 W20580 Main Street, Jackson
46	Kewaskum	347 Main Street, Kewaskum
47	Newburg	440 Main Street, Newburg
48	Richfield	1925 STH 175, Richfield
49	Slinger	350 E. Washington Street, Slinger
50	West Bend	607 Elm Street, West Bend

<sup>a</sup> The street address reflects the mailing address of the building, which may differ from the local unit of government in which the building is located.

<sup>b</sup> The Town of Germantown office is the home of the Town Clerk. Town meetings are held at the Riteway Bus Company at the intersection of Cedar Lane and State Trunk Highway 145. The Riteway Bus Company location is shown on Map 9.10.

Source: Washington County, Town of Germantown, and SEWRPC

The Public Agency Center is located at 333 East Washington Street in the City of West Bend and also houses County Department offices including:

- Community Services
- Social Services
- Health
- UW Extension
- Planning and Parks
- Mental Health
- Aging and Disability Resource Center

Other County facilities include the Samaritan Health Center, the Fields of Washington County, and the Youth Treatment Center, all located in the City of West Bend. In addition, the County Vehicle Maintenance and Storage Facility is located at 900 Lang Street in the City of West Bend and houses the County Highway Department Offices and highway construction and road maintenance equipment, and the Planning and Parks Department vehicles and equipment.

Washington County also owns and maintains the Fair Park located along USH 45 in the Town of Polk. Washington County Fair Park includes a multipurpose 42,000 square-foot pavilion, agricultural and equestrian complexes, and amphitheater entertainment areas. The Fair Park provides residents and visitors access to a year-round, full service, multi-purpose activity center that provides a wide range of educational, cultural, social and economic opportunities.

The five-year Capital Improvement Plan (CIP) is a study of Washington County's capital spending requirements, needs, desires, and policy intentions. Providing necessary information for annual budget recommendations, the CIP assesses the County's anticipated capital improvements over a period of five years, anticipating revenues and expenditures for analytical purposes. The CIP does not have the legal standing of the annual budget, but is a planning tool that provides a collection of facts, trends, and suggestions that outline the fiscal requirements and priorities for preserving the County's capital assets. Future facility improvements and land acquisition by the County should continue to be identified through the CIP process, which serves a valuable planning tool. The Washington County website provides updates regarding County facilities and services.

### Police Services

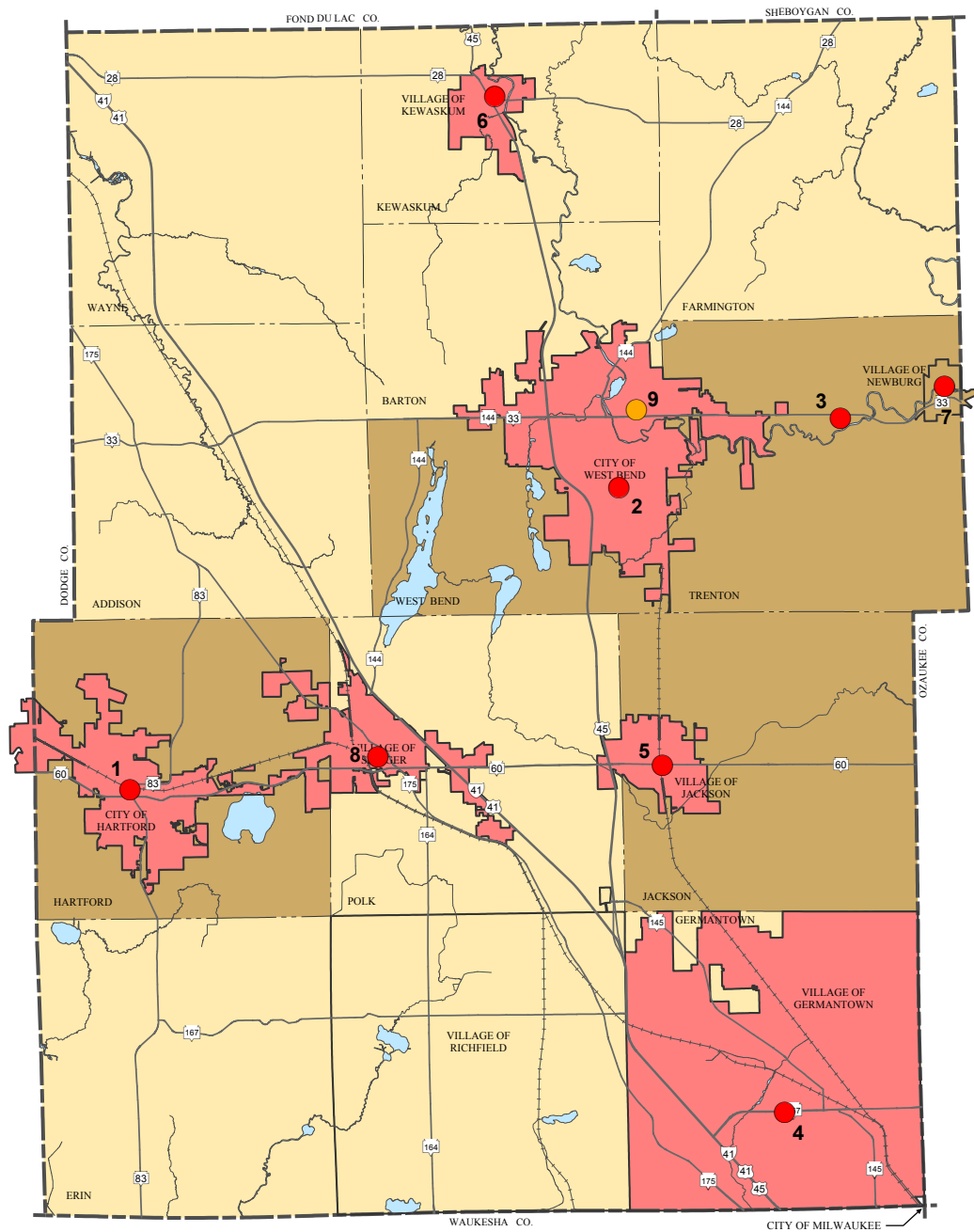
Map 9.11 shows the locations of municipal police department facilities and protection service areas in the County and the Washington County Sheriff's Department facilities. The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week. The Village of Newburg and the Town of Trenton Police Departments hours vary and do not operate 24 hours a day, seven days a week. The Washington County Sheriff's Department provides service to these areas when the municipal police departments are not operating. The Sheriff's Department is also the primary answering point for emergency calls made from cell phones. Table 9.12 sets forth the number of full and part-time officers employed by each municipal police department and the County Sheriff's Department as of 2015. All unincorporated areas in the County and the Village of Richfield are served by the Washington County Sheriff's Department.



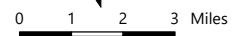
**The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week.**

Each municipal police department should conduct periodic needs assessment studies through the comprehensive plan design year 2050 to determine if the department has sufficient officers, equipment, and facilities to adequately protect the communities they serve. Communities and departments should also assess existing and potential shared-service agreements.

**Map 9.11**  
**Police Stations and Service Areas in Washington County: 2015**



- CITY, VILLAGE, OR TOWN POLICE STATIONS
- WASHINGTON COUNTY SHERIFF'S DEPARTMENT
- 4** REFERENCE NUMBER (SEE TABLE 9.12)
- AREA SERVED BY LOCAL POLICE DEPARTMENT
- AREA SERVED BY LOCAL POLICE AND WASHINGTON COUNTY SHERIFF'S DEPARTMENT
- AREA SERVED BY WASHINGTON COUNTY SHERIFF'S DEPARTMENT



Source: Washington County and SEWRPC

**Table 9.12**  
**Police Departments and Protection Service Areas in Washington County: 2015**

Number on Map 9.11	Police Departments	Full-Time Sworn Officers <sup>a</sup>	Part-Time/Reserve Sworn Officers
1	City of Hartford	25	0
2	City of West Bend	55	0
3	Town of Trenton	0	7
4	Village of Germantown	32	0
5	Village of Jackson	11	0
6	Village of Kewaskum	8	0
7	Village of Newburg	0	5
8	Village of Slinger	11	0
9	Washington County Sheriff's Department	71	24 <sup>b</sup>

<sup>a</sup> Totals do not include support service or dispatch personnel/communication officers.

<sup>b</sup> These are part-time deputies that work only once or twice a year for transporting or special events.

Source: Washington County and SEWRPC

The Washington County Sheriff's Department should continue to produce an annual report and conduct needs assessment studies through the comprehensive plan design year 2050 to determine if personnel in its various divisions are adequate to serve County residents. Divisions in the Sheriff's Department include the Corrections Division, Patrol Division, Detective Division, Courthouse Security Services Unit, Communications Division, and Clerical Support. Equipment and facilities should be monitored to ensure they are adequate to serve County residents. The Sheriff's Department and the County jail are located at 500 North Schmidt Road (Law Enforcement/Corrections Building) and the Justice Center and Government Center are located at 432 East Washington Street (Washington County Court House) in the City of West Bend. The Sheriff's Department shares the building with the County jail and the Government and Justice Centers. The County jail includes 321 adult jail beds and 26 juvenile jail beds. The Justice Center includes the Courthouse, four Branches of Court, the Clerk of Courts, Child Support, District Attorney, Family Court, Jury Assembly, and the Register in Probate/Clerk of Juvenile Court.



**All unincorporated areas in the County and the Village of Newburg are served by the Washington County Sheriff's Department.**

Recommendations for the Sheriff's Department identified in the Washington County Capital Improvement Program (CIP) for 2017 to 2021 include the replacement of the County radio system and replacement of the County jail video surveillance system.

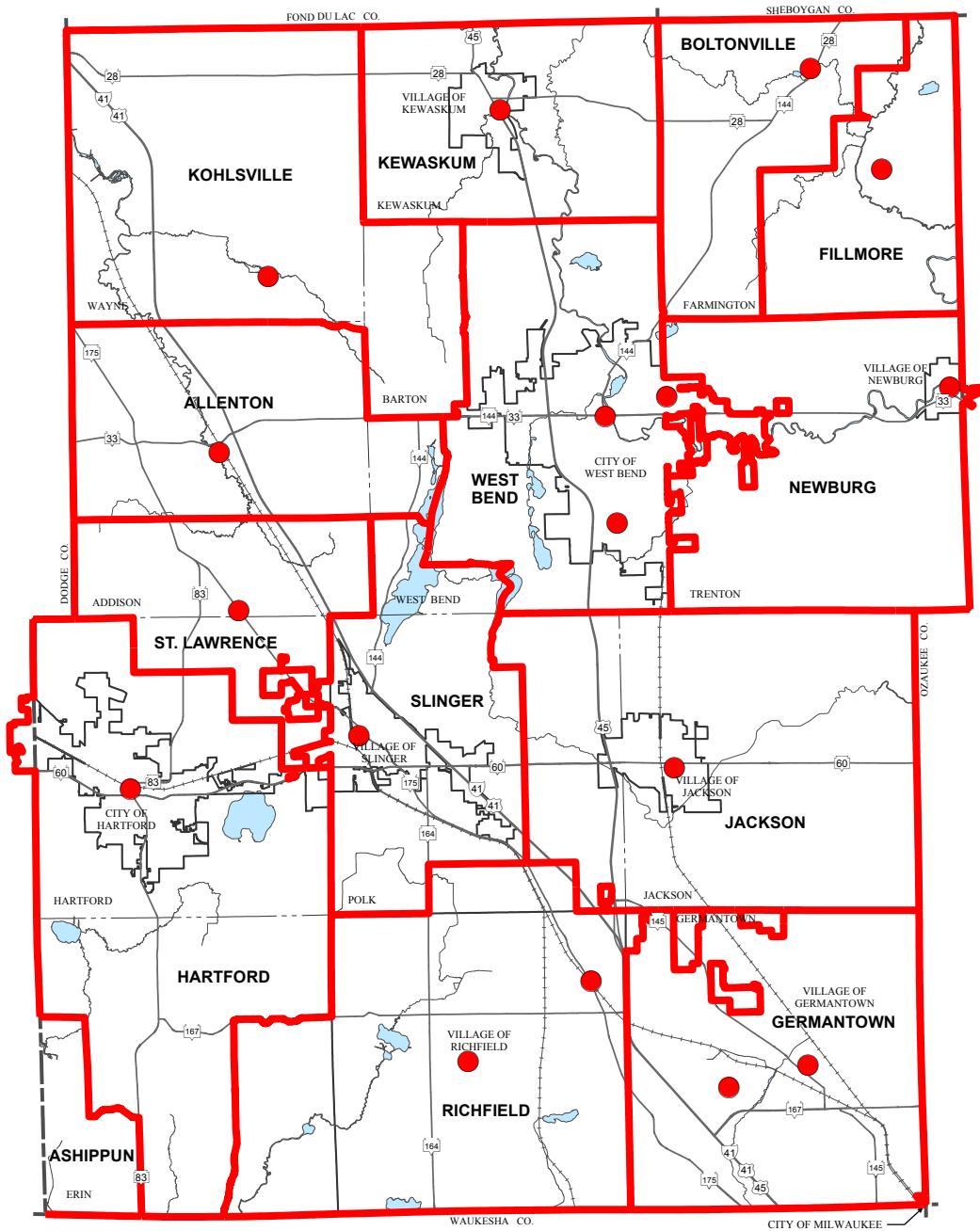
### Fire Protection Services

Map 9.12 shows the locations of local fire departments, all affiliated fire stations, and the fire protection service area of each department in 2015. There were 14 fire departments serving the County in 2015, which are listed on Table 9.13. The table presents the number of full time, paid on-call, and volunteer firefighters in each department and the area served by each department. Many fire department personnel are cross-trained to provide both firefighting, emergency medical, and/or hazardous materials handling. In addition, most fire and emergency service agencies have mutual aid agreements in place if additional equipment or personnel are needed to respond to an emergency.

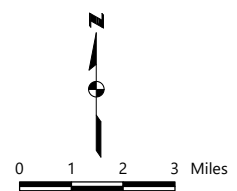


**There were 14 fire departments serving the County in 2015.**

**Map 9.12**  
**Fire Stations and Service Areas in Washington County: 2015**



- FIRE STATION
- SERVICE AREA BOUNDARY



Source: Washington County and SEWRPC

**Table 9.13**  
**Fire Departments and Fire Protection Service Areas in Washington County: 2015**

Fire Departments	Service Zone Area (acres)	Paid Fire Department Employees	Paid On Call Fire Fighters	Fire Department Volunteers <sup>a</sup>
Allenton Volunteer Fire Department	17,166	--	--	45
Ashippun Volunteer Fire Department <sup>b</sup>	3,773	--	--	37
Boltonville Volunteer Fire Department	12,204	--	--	40
Fillmore Fire Department	11,338	--	--	35
Germantown Fire Department	22,015	4 full time	30-35	--
Hartford Fire Department	33,170	8 full time	55-60	--
Jackson Fire Department	30,829	3 full time, 2 part time	35	--
Kewaskum Fire Department	15,582	1 full time	54	--
Kohlsville Fire Department	28,087	--	--	35
Newburg Volunteer Fire Department	21,571	--	--	58
Richfield Volunteer Fire Department	31,671	3 full time	--	60
Slinger Volunteer Fire Department	16,778	--	--	50
St. Lawrence Volunteer Fire Department	11,850	--	--	42
West Bend Fire Department	23,104	40 full time	--	--

<sup>a</sup> Totals include active volunteer fire fighters and emergency medical service personnel.

<sup>b</sup> The Ashippun Volunteer Fire Department is in the Town of Ashippun in Dodge County. The Department serves the southwestern portion of the Town of Erin.

Source: Washington County and SEWRPC

Service standards for fire stations and equipment are developed by the National Fire Protection Association (NFPA). The NFPA has developed separate standards for career fire departments, which are staffed completely by full-time personnel; and volunteer departments, which are staffed by volunteers or paid-on-call personnel, or a combination of full-time and volunteer/paid-on-call personnel. For volunteer/combination departments, the response times recommended by the NFPA vary depending on the population density of the area served. In urban areas (areas with a population density of more than 1,000 people per square mile), the NFPA recommends a response time nine minutes or less between the completion of the dispatch notification and arrival at a fire. In suburban areas (areas with a population density between 500 and 1,000 people per square mile), a 10-minute response time is recommended, and in rural areas (areas with a population density of less than 500 people per square mile), a 14-minute response time is recommended. For career departments, a response time of four minutes or less for the arrival of the first arriving engine company at a fire, plus a one-minute "turnout" time is recommended. The "turnout" time is defined as the time beginning when units acknowledge notification of an emergency incident to the time when travel to the incident begins.

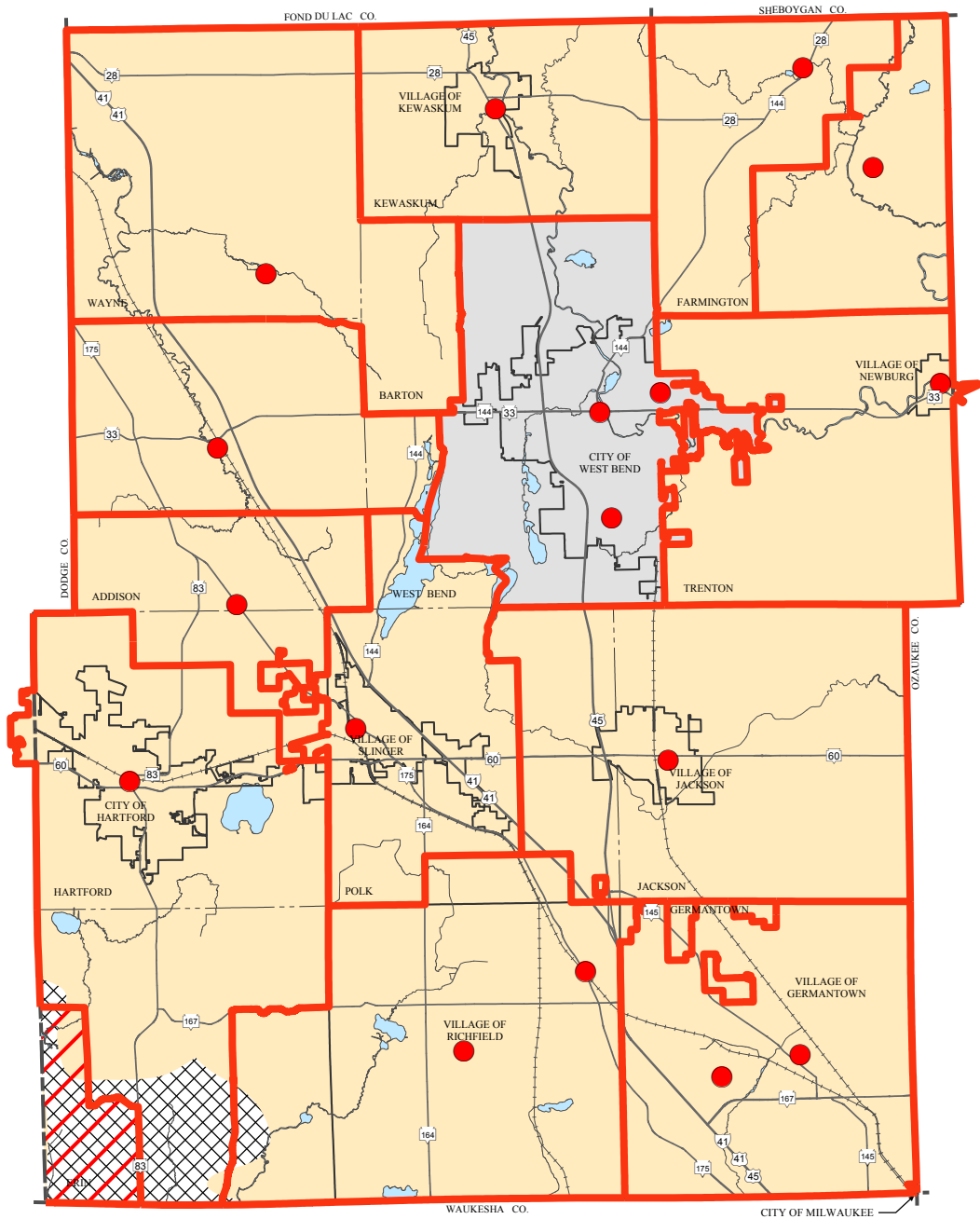
An analysis of response times for departments in the County is shown on Maps 9.13 and 9.14. That analysis was conducted by SEWRPC using transportation modeling software. Most of the County is located within a 10-minute response area of a volunteer/combination department or within a five-minute response area of a career department. Each fire department should conduct periodic needs assessment studies through the comprehensive plan design year 2050 to determine if the department has sufficient fire-fighters, equipment, water supply, and facilities to adequately protect the communities they serve, keeping in mind the County population is expected to increase over the comprehensive plan design period. Communities and fire departments should also assess the need for professional personnel versus volunteer or paid-on-call personnel and the use of existing and potential shared-service agreements.

### Emergency Medical Services

In 2015, there were 33 emergency medical service (EMS) zones served by 14 EMS departments in Washington County. In addition, the southwestern portion of the Town of Erin was served by the Town of Ashippun 1st Response, located in Dodge County. Department service areas are shown on Map 9.15 and service zones and corresponding departments are listed in Table 9.14. Each department should conduct periodic needs assessment studies through the comprehensive plan design year 2050 to determine if the department has sufficient personnel, equipment, and facilities to adequately protect the communities they serve as the County population increases over the comprehensive plan design period. Communities and departments should also assess existing and potential shared-service agreements.

**Map 9.13**

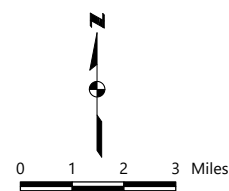
**10- and 14-Minute Response Time Coverage Volunteer and Combination Fire Departments: 2015**



- FIRE STATION
- FIRE DISTRICT BOUNDARY
- 10-MINUTE RESPONSE AREA WITHIN DISTRICT BOUNDARY
- 14-MINUTE RESPONSE AREA WITHIN DISTRICT BOUNDARY
- SERVICE PROVIDED BY THE ASHIPGUN FIRE DEPARTMENT LOCATED IN DODGE COUNTY

**COMMUNITY SERVED BY CAREER FIRE DEPARTMENT**

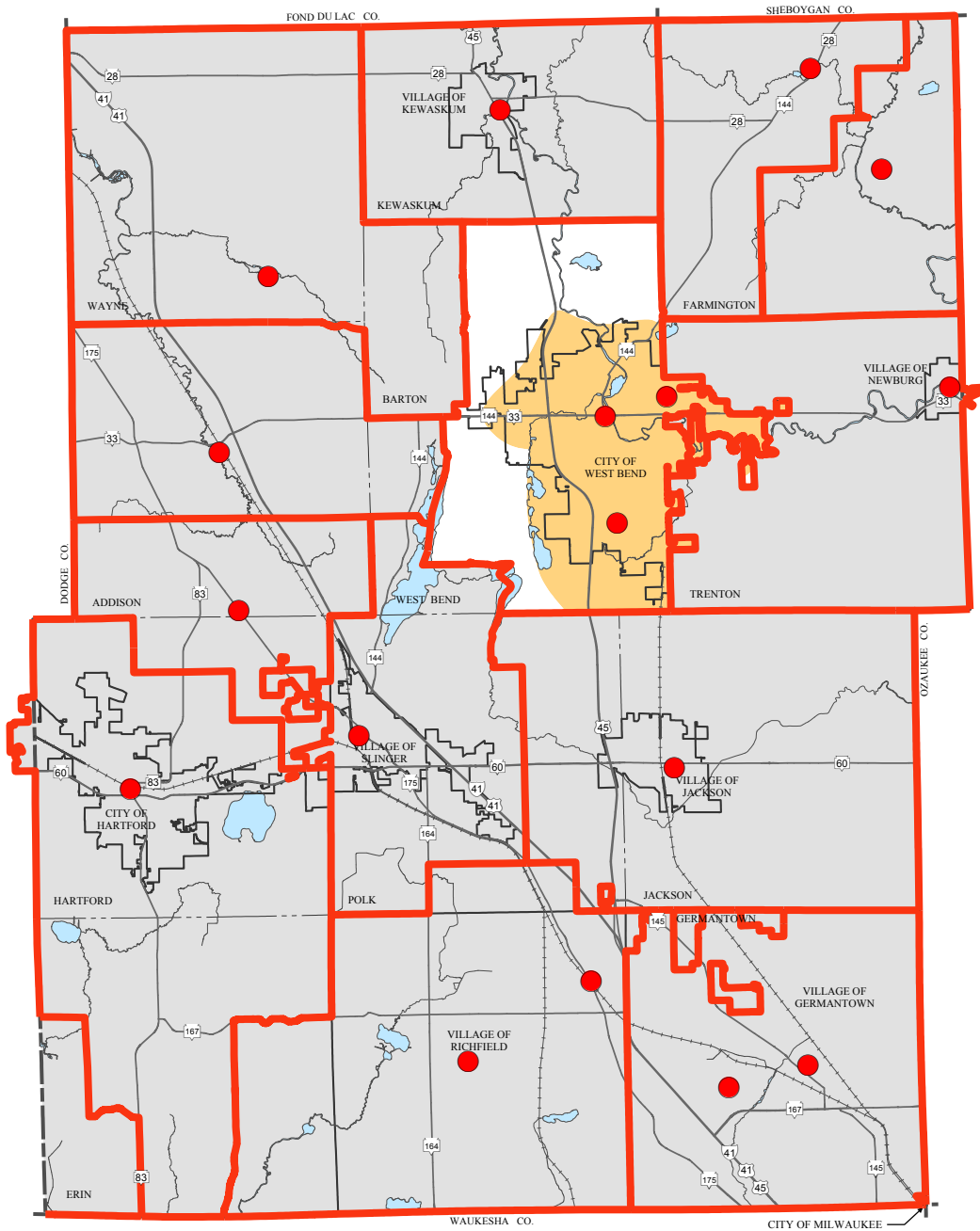
Note: The Ashippun fire station closest to the Town of Erin is located at the intersection of County Trunk Highways "O" and "P," about two miles west of the Dodge-Washington County line.



Source: Washington County and SEWRPC

# Map 9.14

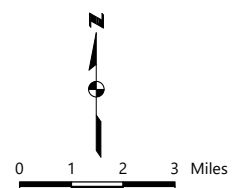
## Fire Station Five-Minute Response Time Coverage Areas for Career Fire Departments: 2015



- FIRE STATION
- FIRE DISTRICT BOUNDARY
- FIVE-MINUTE RESPONSE AREA WITHIN DISTRICT BOUNDARY
- COMMUNITY SERVED BY VOLUNTEER OR COMBINATION FIRE DEPARTMENT

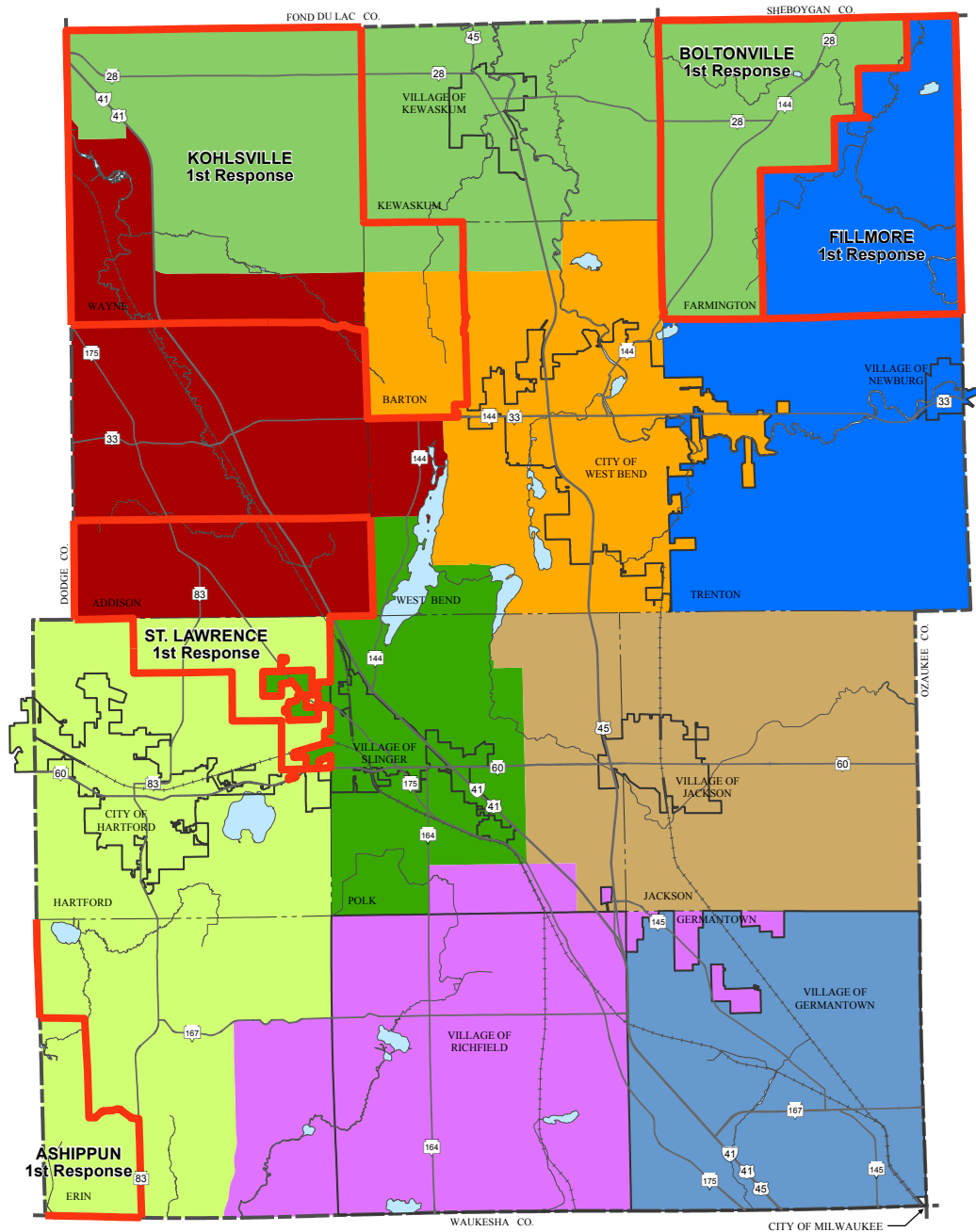
Note: Response time includes a one-minute "turn-out" time and a four-minute travel time in communities served by a career fire department (City of West Bend).







Source: Washington County and SEWRPC



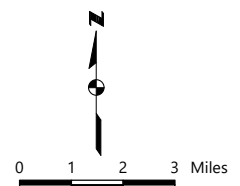


**Map 9.15**  
**Emergency Medical Service Areas in Washington County: 2015**



- |   |  |   |                  |
|---|--|---|------------------|
|  | FIRST RESPONSE SERVICE AREA BOUNDARIES |  | KEWASKUM RESCUE  |
|  | ALLENTON RESCUE                        |  | LIFESTAR RESCUE  |
|  | GERMANTOWN RESCUE                      |  | NEWBURG RESCUE   |
|  | HARTFORD RESCUE                        |  | RICHFIELD RESCUE |
|  | JACKSON RESCUE                         |  | WEST BEND RESCUE |

Source: Washington County and SEWRPC



**Table 9.14**  
**Emergency Medical Services in Washington County: 2015**

<b>EMS – Rescue Department Service Zones</b>	<b>Service Zone Area (acres)</b>
City of Hartford Hartford Fire Department/Rescue	4,891
City of West Bend West Bend Fire Department/Rescue	9,767
Village of Germantown Germantown Fire Department/ Rescue	22,015
Village of Jackson Jackson Fire Department/Rescue	2,003
Village of Kewaskum Kewaskum Fire Department/Rescue	1,465
Village of Newburg Newburg Fire Department/Rescue	522
Village of Richfield Richfield Fire Department/Rescue	23,324
Village of Slinger Slinger Fire Department/Lifestar EMS	3,367
Town of Addison Allenton Fire Department/Rescue St. Lawrence Fire Department/Allenton and St. Lawrence Rescue	15,305 7,756
Town of Barton West Bend Fire Department/Kewaskum Rescue Kohlsville Fire Department/Kewaskum and Kohlsville Rescue West Bend Fire Department/West Bend Rescue Kohlsville Fire Department/West Bend and Kohlsville 1st Response	1,290 1,295 5,960 3,830
Town of Erin Ashippun Fire Department/Hartford and Ashippun 1st Response Hartford Fire Department/Rescue Richfield Fire Department/Rescue	3,773 14,095 5,265
Town of Farmington Boltonville Fire Department/Kewaskum/Boltonville Fire and Rescue Fillmore Fire Department/Newburg Rescue/Fillmore Fire and Rescue	12,203 11,339
Town of Germantown Richfield Fire Department/Rescue	1,165
Town of Hartford Hartford Fire Department/Rescue St. Lawrence Fire Department/Hartford and St. Lawrence Rescue	13,846 4,093
Town of Jackson Jackson Fire Department/Rescue	21,609
Town of Kewaskum Kewaskum Fire Department/Rescue	14,116
Town of Polk Jackson Fire Department/Rescue Richfield Fire Department/Rescue Slinger Fire Department/Lifestar EMS	7,216 1,917 10,961
Town of Trenton Newburg Fire Department/Rescue	20,984
Town of Wayne Kohlsville Fire Department/Allenton and Kohlsville Rescue Kohlsville Fire Department/Kewaskum and Kohlsville Rescue	6,888 16,016
Town of West Bend Allenton Fire Department/Rescue Slinger Fire Department/Lifestar EMS West Bend Fire Department/Rescue	1,917 2,450 6,101

Source: Washington County and SEWRPC

In addition, rescue services are also provided by the Washington County Dive Rescue and Recovery Team. The team is coordinated by the Washington County Sheriff's Department and consists of trained personnel from the County Sheriff's Department and local fire departments. Washington County should continue to support a County Dive Rescue and Recovery Team because of the numerous lakes located in the County and the heavy volume of seasonal recreational activities at the lakes.

### **Public Safety Answering Points**

There are four Public Safety Answering Points (PSAP) in Washington County taking emergency calls 24 hours a day. A county wide PSAP is operated by the Washington County Sheriff's Department. The other three PSAP's are operated by the Cities of Hartford and West Bend and Village of Germantown Police Departments and serve areas within their own municipal boundaries. These centers handle calls pertaining to fire, police, and public works (sewer/water) emergencies. The City of Hartford Dispatch Center also handles calls related to its electric utility. Washington County should continue to provide the countywide Public Safety Answering Point operated by the Sherriff's Department for emergency dispatch services outside the Cities of Hartford and West Bend and the Village of Germantown.

### **Libraries**

Washington County is served by five public libraries, which are part of the Monarch Library System.<sup>81</sup> Libraries are located in the Cities of Hartford and West Bend and the Villages of Germantown, Kewaskum, and Slinger and serve all residents of Washington County. Each library is also part of an interlibrary loan and reference referral system that includes all libraries in the Monarch Library System. Each library is funded by the local government in which it is located. The libraries of the Monarch Library System had a shared catalog of over 1.1 million holdings in 2016. Washington County contracts with each library to provide library services to County residents living in communities without a municipal library. Due to the passage of 2005 Wisconsin Act 420 in 2006, Washington County reimburses libraries outside the County for services provided to Washington County residents. Similarly, libraries in Washington County receive funding from adjacent Counties whose residents use Washington County libraries.



**Washington County is served by five public libraries, which are part of the Monarch Library System.**

A plan for library service in Washington County was undertaken by the Strategic Plan Committee and staff of the Monarch Library System. In December 2016, the Strategic Plan Committee adopted the Monarch Library System Long Range Plan for 2017 to 2019. Several goals and objectives for providing library service to the Monarch Library System and Washington County residents were reviewed during the planning process. Goals and objectives in the plan were outlined for the following services:

- Automation and technology support – maintain technology within the libraries and maintain reliable connections to resources available via the Internet
- Resource sharing – provide access to resource sharing by interlibrary loan facilitation, van service, and other forms of information sharing, support the participation in statewide electronic resource sharing, and provide access to system managed shared materials
- Member support – provide the opportunity to apply for and receive system funded grants, provide adequate training for library board trustees, provide training opportunities to improve communication and cooperation, provide access to materials that promote system wide and local services, provide access to youth service support that enhance local programming, and continue to notify staff members of continuing education opportunities and topics

<sup>81</sup> *The Mid-Wisconsin Federated Library System merged with the Eastern Shores Library System to create the Monarch Library System in 2016. The Monarch Library System includes 31 public libraries located in Washington, Dodge, Ozaukee, and Sheboygan Counties.*

The Monarch Library System Board uses the plan as a guide in local planning and budgeting activities of member libraries, including the five libraries in Washington County. Washington County should continue to revisit the plan in five year increments through the comprehensive plan design year 2050 to determine various demands on public libraries in the County.

### Public and Private Schools

There were 36 public schools in five public high school districts and 26 private schools in the County in 2016. There were also two institutions of higher learning in the County, including Moraine Park Technical College, which has campuses in Hartford and West Bend,<sup>82</sup> and the University of Wisconsin-Washington County (a University of Wisconsin freshman and sophomore campus). Map 9.16 shows the location of public and private schools and colleges and universities in the County in 2016, and the boundaries of public high school districts. Two of the school districts extend outside the County (Hartford Union High School and Kewaskum). A portion of the Town of Jackson is in the Cedarburg High School District, which extends westward from Ozaukee County, and the portion of the Village of Newburg in Ozaukee County is in the Northern Ozaukee High School District. In addition, Hartford Union High School District boundaries include the Erin, Friess Lake, Hartford J1, Richfield J1, and Rubicon J6 School Districts, which operate elementary and middle schools.



**There were 36 public schools in five public high school districts and 26 private schools in the County in 2016.**

Table 9.15 lists the location and grades served for primary and secondary schools, the location of colleges and universities, and the enrollment at each school. A total of 19,984 students were enrolled in public elementary and high schools and 3,439 students were enrolled in private elementary and high schools in the 2015-2016 school year. An additional 665 students, including middle and high school students, were home schooled during the 2015-2016 school year.

School districts within the County typically prepare facilities plans, which include needs assessments for new facilities and land, based on development statistics received from the local governments they serve and population projection data from agencies such as SEWRPC and the Wisconsin Department of Administration (DOA). SEWRPC projections anticipate that the number of County residents under the age of 20 will increase from about 35,000 in 2010 to about 45,000 in 2050. This increase may require the expansion of existing schools buildings or the construction of new school buildings. In addition, some older school buildings within the County may require replacement as the facility becomes antiquated.

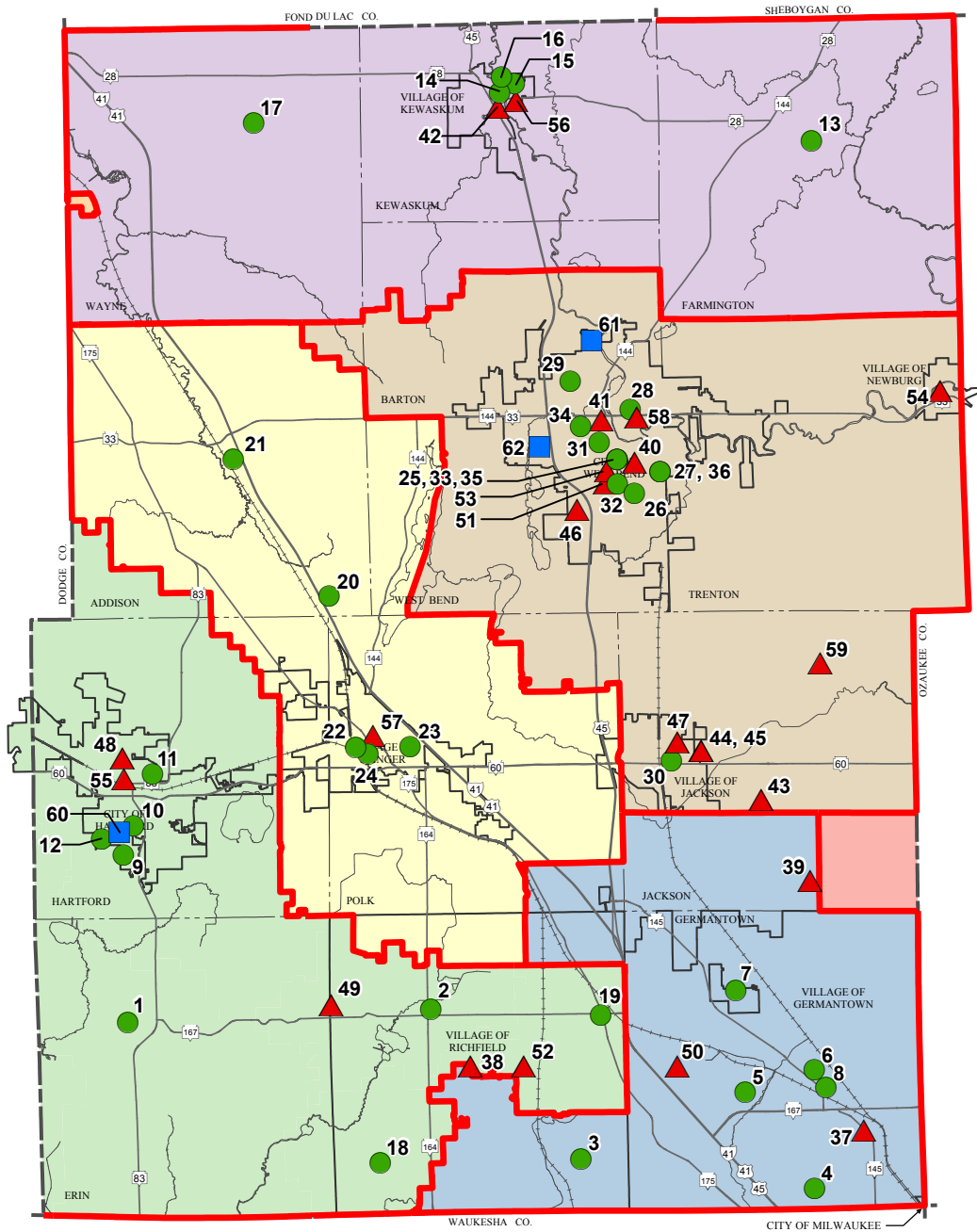
The West Bend School District and the Hartford Joint No.1 School District are the only districts that have prepared a facilities plan to date. The West Bend School District plan<sup>83</sup> sets forth goals for district schools, which include providing safe and secure facilities, addressing existing aging facilities, population growth of school-aged residents, providing a quality educational experience, and energy and operational efficiency. Recommendations in the plan include:

- Closing Jackson and Barton Elementary schools
- Renovation and additional classroom space at Decorah, Fair Park, Green Tree, and McLane Elementary schools
- Conversion of Silverbrook Middle School to a 600-student elementary school

<sup>82</sup> In addition to the campuses in Washington County, Moraine Park Technical College also has campuses in the City of Fond du Lac and Ripon in Fond du Lac County, and the City of Beaver Dam in Dodge County.

<sup>83</sup> Document titled, *25-Year Facility Plan, November, 2011, prepared by the West Bend Board of Education.*

**Map 9.16**  
**Public and Private Schools and Public High School Districts in Washington County: 2016**



**HIGH SCHOOL DISTRICTS**

- CEDARBURG
- GERMANTOWN
- HARTFORD UNION HIGH SCHOOL
- KEWASKUM
- LOMIRA
- SLINGER
- WEST BEND
- HIGH SCHOOL DISTRICT BOUNDARY

**SCHOOL TYPES**

- PUBLIC
- PRIVATE
- COLLEGE/UNIVERSITY
- 25** REFERENCE NUMBER (SEE TABLE 9.15)



0 1 2 3 Miles

Source: Wisconsin Department of Public Instruction, Washington County, and SEWRPC

**Table 9.15  
Public and Private Schools and School Districts in Washington County: 2016**

Public Schools				
Number on Map 9.16	School	Grades <sup>a</sup>	Enrollment <sup>b</sup>	Street Address <sup>c</sup>
1	Erin School District Erin Elementary School	PK-8	358	6901 CTH O, Hartford (Town of Erin)
2	Friess Lake School District Friess Lake School	PK-8	191	1750 STH 164, Hubertus (Village of Richfield)
3	Germantown School District Amy Belle Elementary School	PK-5	411	3294 Willow Creek Road, Colgate (Village of Richfield)
4	County Line Elementary School	PK-5	505	W159 N9939 Butternut Road, Germantown
5	Germantown High School	9-12	1,410	W180 N11501 River Lane, Germantown
6	Kennedy Middle School	6-8	877	W160 N11836 Crusader Court, Germantown
7	Rockfield Elementary School	K-5	336	N132 W18473 Rockfield Road, Germantown
8	MacArthur Elementary School	PK-5	392	W154 N11492 Fond Du Lac Avenue, Germantown
9	Hartford J1 Public Schools Central Middle School	6-8	523	1100 Cedar Street, Hartford
10	Lincoln Elementary School	PK-5	580	755 S. Rural Street, Hartford
11	Rossman Elementary School	PK-5	678	600 Highland Avenue, Hartford
12	Hartford UHS School District Hartford High School	9-12	1,401	805 Cedar Street, Hartford
13	Kewaskum School District Farmington Elementary School	PK-5	215	8736 Boltonville Road, Kewaskum (Town of Farmington)
14	Kewaskum Elementary School	PK-5	513	1415 Bilgo Lane, Kewaskum
15	Kewaskum Middle School	6-8	415	1510 Bilgo Lane, Kewaskum
16	Kewaskum High School	9-12	605	1676 Reigle Drive, Kewaskum
17	Wayne Elementary School	PK-5	99	W5760 County Road H, Campbellsport
18	Richfield J1 School District Plat Elementary School	PK-2	156	4908 Monches Road, Colgate (Village of Richfield)
19	Richfield Elementary School	3-8	273	3117 Holy Hill Road, Richfield
-- <sup>d</sup>	Rubicon J6 School District Saylesville Consolidated School	K-8	72	N3501 CTH P, Rubicon
20	Slinger School District Addison Elementary School	PK-5	458	5050 Indian Road, Hartford
21	Allenton Elementary School	PK-5	376	228 Weis Street, Allenton (Town of Addison)
22	Slinger Elementary School	PK-5	619	203 Polk Street, Slinger
23	Slinger Middle School	6-8	687	521 Olympic Drive, Slinger
24	Slinger High School	9-12	1,020	209 Polk Street, Slinger
25	West Bend School District Badger Middle School	6-8	980	710 S. Main Street, West Bend
26	Decorah Elementary School	PK-5	450	1225 Sylvan Way, West Bend
27	East High School	9-12	1,152	1305 E. Decorah Road, West Bend
28	Fair Park Elementary School	PK-5	412	519 N. Indiana Avenue, West Bend
29	Green Tree Elementary School	K-5	455	1330 Green Tree Road, West Bend
30	Jackson Elementary School	K-5	402	W204 N16850 Jackson Drive, Jackson
31	McLane Elementary School	K-5	532	833 Chestnut Street, West Bend
32	Pathways Charter School	7-11	79	1043 S. Main Street, West Bend
33	Rolf's Early Childhood Center	PK	85	737 S. 3rd Avenue, West Bend
34	Silverbrook Middle School	6-8	974	120 N. Silverbrook Drive, West Bend
35	Washington County Head Start	PK	138	735 S. Main Street, West Bend
36	West High School	9-12	1,155	1305 E. Decorah Road, West Bend

Private Schools				
Number on Map 9.16	School	Grades <sup>a</sup>	Enrollment <sup>b</sup>	Street Address <sup>c</sup>
37	Bethlehem Evangelical Lutheran School	PK-4	232	N108 W14290 Bel Aire Lane, Germantown
38	Crown of Life Evangelical Lutheran School	PK-8	74	1292 Tally Ho Trail, Hubertus (Village of Richfield)
39	David's Star Evangelical Lutheran School	PK-8	143	2750 David's Star Drive, Jackson
40	Good Shepherd Lutheran School	PK-8	247	777 Indiana Avenue, West Bend
41	Holy Angels School	PK-8	279	230 N. 8th Avenue, West Bend

Table continued on next page.

**Table 9.15 (Continued)**

Private Schools				
Number on Map 9.16	School	Grades <sup>a</sup>	Enrollment <sup>b</sup>	Street Address <sup>c</sup>
42	Holy Trinity Catholic School	PK-8	113	305 Main Street, Kewaskum
43	Kettle Moraine Lutheran High School	9-12	403	3399 Division Road, Jackson
44	Living Word Child Development Center	PK	20	2240 Living Word Lane, Jackson
45	Living Word Lutheran High School	9-12	168	2230 Living Word Lane, Jackson
46	Montessori Children House West School	PK-K	72	1701 Vogt Drive, West Bend
47	Morning Star Lutheran School	PK-8	132	N171W20131 Highland Road, Jackson
48	Peace Lutheran School	PK-8	245	1025 Peace Lutheran Drive, Hartford
49	St. Augustine School Inc	K-12	102	1810 CTH CC, Hartford
50	St. Boniface Elementary School	PK-8	173	W204 N11968 Goldendale Drive, Germantown
51	St. Frances Cabrini School	PK-8	284	529 Hawthorn Drive, West Bend
52	St. Gabriel Elementary School	PK-8	120	3733 Hubertus Road, Hubertus (Village of Richfield)
53	St. John's Lutheran School	PK-8	172	899 S. 6th Avenue, West Bend
54	St. John's Lutheran School	PK-8	71	623 Congress Street, Newburg
55	St Kilian Elementary School	PK-8	129	245 High Street, Hartford
56	St. Lucas Grade School	PK-8	110	1410 Parkview Drive, Kewaskum
57	St. Peter Catholic Grade School	PK-5	83	206 E. Washington Street, Slinger
58	Tri-Center Alternative School	8-12	2	515 E. Washington Street, West Bend
59	Trinity Lutheran School	PK-8	65	1268 Pleasant Valley Road, West Bend

Colleges/Universities <sup>e</sup>				
Number on Map 9.16	School	Grades <sup>a</sup>	Enrollment <sup>b</sup>	Street Address <sup>c</sup>
60	Moraine Park Technical College – Hartford	--	-- <sup>f</sup>	805 Cedar Street, Hartford
61	Moraine Park Technical College – West Bend	--	-- <sup>f</sup>	2151 N. Main Street, West Bend
62	University of Wisconsin – Washington County	--	869 <sup>g</sup>	400 University Drive, West Bend

<sup>a</sup> K is kindergarten and PK is pre-kindergarten.

<sup>b</sup> Enrollment is based on 2016 data.

<sup>c</sup> Street address is the school's mailing address.

<sup>d</sup> A portion of the Rubicon J6 School District is located in the southwestern portion of the Town of Hartford, but the District school is located in the Town of Rubicon in Dodge County.

<sup>e</sup> The Germantown School District is within the Milwaukee Area Technical College (MATC) district boundary. There are no MATC campuses located in Washington County.

<sup>f</sup> Enrollment at individual Moraine Park Technical college (MPTC) campuses is not available. Total enrollment at all MPTC campuses was 18,727 students in 2016.

<sup>g</sup> Enrollment is based on 2015 data.

Source: Wisconsin Department of Public Instruction and SEWRPC

- Construction of a new Jackson Elementary School in the Jackson area and new “twin” middle schools for 900 students at CTH G and Sand Drive in the City of West Bend near the existing high schools
- Upgrading facilities and accommodating enrollment growth by renovating and expanding existing facilities at both high schools.

The *Hartford Joint No. 1 School District Facilities Study Report* was prepared by the Hartford Joint No. 1 Board of Education and sets forth facility recommendations and a capital improvement program for the two elementary schools and one middle school within the district. Recommendations in the study report include constructing a new elementary school to alleviate overcrowding at the two existing elementary schools and prepare for the anticipated growth of school-aged residents within the district, and expansion of Central Middle School.

In 2016, Germantown School District voters and Kewaskum School District voters approved referendums to finance new construction, renovation, and modernization of various facilities in their respective school districts. Other school districts in the County are preparing for potential growth using an “as needed” approach based on annual enrollments and projected population growth and change.

Washington County is also home to the University of Wisconsin–Washington County (campus in the City of West Bend) and the Moraine Park Technical College (campuses in the Cities of Hartford and West Bend). Facility recommendations for the University of Wisconsin–Washington County are identified in the Washington County Capital Improvement Program (CIP) for 2017 to 2021 and recommendations for Moraine Park Technical College are identified in the Three-Year Facilities Plan for 2015 to 2018. Recommendations in both plans consist of regular maintenance projects over their respective timeframes. No major facility upgrades or additions were proposed for campuses in the County.

### **Cemeteries**

There were 97 cemeteries encompassing 250 acres in Washington County as of 2016, as shown on Map 9.17 and listed on Table 9.16. The four largest cemeteries in the County (each 10 acres or larger) were Holy Angels Cemetery, Pleasant Hill Cemetery, St. Kilian Cemetery, and Washington County Memorial Park.



**There are 97 public cemeteries in the County encompassing about 250 acres.**

### **Health Care Facilities**

Map 9.18 shows hospitals and clinics for non-specialized medical services in the County in 2015. There are two hospitals offering a full range of medical services. They are Saint Joseph’s Hospital located in the Town of Polk and Aurora Medical Center of Washington County located in the City of Hartford. Saint Joseph’s Hospital had 70 beds and Aurora Medical Center of Washington County had 53 beds in 2015. Table 9.17 lists the location of hospitals and clinics in 2015. Residents in the southern portion of Washington County may also receive service from health care facilities in Menomonee Falls (Waukesha County). Menomonee Falls has one hospital, Community Memorial Hospital, with 198 beds that is located on Town Hall Road.



**Aurora Medical Center in the City of Hartford is one of two hospitals offering a full range of medical services in the County.**

An increased demand for health care services and facilities can be expected as the age composition of the County’s population increases. SEWRPC population projections anticipate changes in the age structure of the County population over the course of the planning period, as shown on Table 3.18 in Chapter 3. The number of County residents 65 years of age and older is expected to increase from 13 percent of the County’s population in 2010 to 26 percent of the County’s population in 2050, from 17,803 to 47,554 residents.

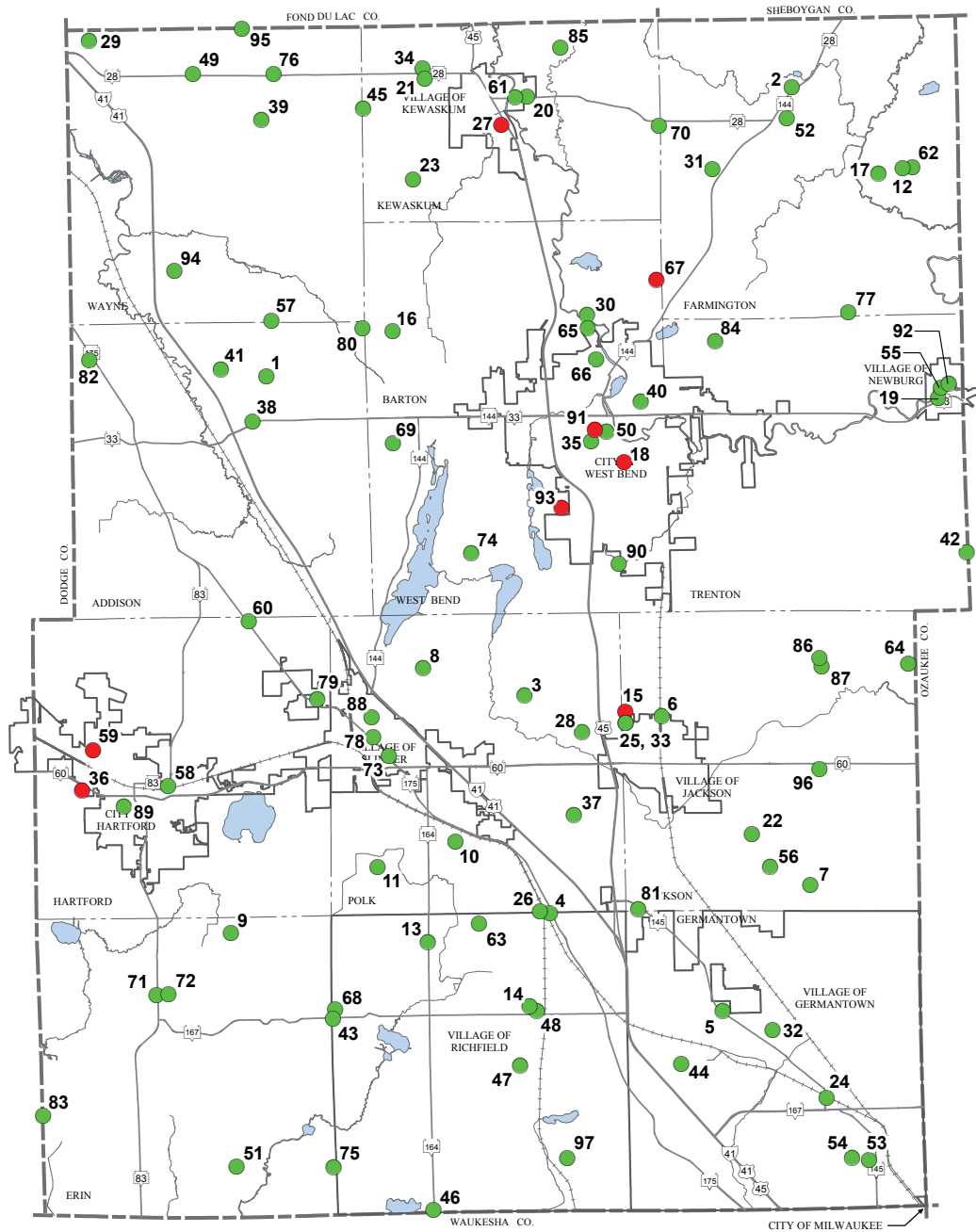
### **Child Care Facilities**

Child care facilities are regulated by the Wisconsin Department of Children and Families (DCF). There are two types of child care facilities regulated by the DCF, family child care centers and group child care centers. Family child care centers are facilities that provide care for four to eight children. These programs are generally operated in a provider’s home and are licensed by the DCF under *Wisconsin Administrative Code* Chapter DCF 250. Group child care centers are facilities that provide care for nine or more children. These programs are generally operated outside the provider’s home and are licensed by the DCF under *Wisconsin Administrative Code* Chapter DCF 251. In 2015, there were 17 licensed family child care centers and 48 licensed group child care centers in Washington County. Licensed child care centers are shown on Map 9.19 and listed in Table 9.18.

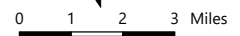
The combined capacity of licensed child care facilities in Washington County was 3,111 children. As shown on Table 3.18 in Chapter 3, the number of residents in the County under 10 years of age in 2010 was 17,207.



**Map 9.17**  
**Cemeteries in Washington County: 2016**



- SMALLER THAN 5 ACRES
- 5 ACRES OR GREATER
- 25** REFERENCE NUMBER  
(SEE TABLE 9.16)



Source: Washington County and SEWRPC

**Table 9.16**  
**Cemeteries in Washington County: 2016**

<b>Number on Map 9.17</b>	<b>Name</b>	<b>Location (Local Government)</b>	<b>Size (acres)</b>
1	Addison Township Cemetery	Town of Addison	0.3
2	Boltonville Union Cemetery	Town of Farmington	2.8
3	Cedar Creek Cemetery	Town of Polk	0.9
4	Cedar Park Cemetery	Village of Richfield	0.8
5	Christ Evangelical & Reformed Cemetery	Village of Germantown	1.4
6	Christ Lutheran Cemetery	Town of Jackson	1.4
7	David's Star Evangelical Lutheran Cemetery	Town of Jackson	2.4
8	Diefenbach Corners Cemetery	Town of Polk	0.8
9	Emmanuel United Methodist Cemetery	Town of Erin	0.8
10	Faith Cemetery	Town of Polk	1.3
11	Faith United Church of Christ Cemetery	Town of Polk	0.7
12	Fillmore Union Cemetery	Town of Farmington	1.4
13	First Presbyterian Cemetery	Village of Richfield	0.4
14	Forest Home Cemetery	Village of Richfield	0.5
15	Friedens United Church of Christ Cemetery	Town of Jackson	5.5
16	German Methodist (Kopp's) Cemetery	Town of Barton	0.5
17	German Methodist Episcopal Cemetery	Town of Farmington	0.2
18	Holy Angels Catholic Cemetery (New)	City of West Bend	10.7
19	Holy Trinity Catholic Cemetery	Village of Newburg	4.2
20	Holy Trinity Catholic Cemetery (Old)	Village of Kewaskum	0.8
21	Holy Trinity Catholic Cemetery (New)	Town of Kewaskum	2.3
22	Immanuel Lutheran Cemetery	Town of Jackson	0.7
23	Kewaskum Union Cemetery	Town of Kewaskum	0.8
24	Last Home Cemetery	Village of Germantown	2.0
25	Last Home Cemetery	Town of Jackson	0.9
26	Leid Cemetery <sup>a</sup>	Town of Polk	0.7
27	Lutheran Memorial Park	Village of Kewaskum	5.2
28	Mayfield Cemetery	Town of Polk	0.7
29	Methodist Episcopal Cemetery	Town of Wayne	0.4
30	Newark Cemetery	Town of Barton	3.3
31	Orchard Grove Cemetery	Town of Farmington	1.0
32	Our Savior's United Church of Christ Cemetery	Village of Germantown	0.6
33	Peace United Church of Christ Cemetery	Town of Jackson	0.9
34	Peace United Church of Christ Cemetery	Town of Kewaskum	3.6
35	Pilgrim Rest Cemetery	City of West Bend	1.1
36	Pleasant Hill Cemetery	City of Hartford	14.3
37	Polk Dairy Cemetery	Town of Polk	0.8
38	Sacred Heart Catholic Cemetery	Town of Addison	3.2
39	Salem United Church of Christ Cemetery	Town of Wayne	1.4
40	Samaritan Cemetery	City of West Bend	0.8
41	St. Anthony of Padua Cemetery	Town of Addison	0.9
42	St. Augustine Catholic Cemetery	Town of Trenton	2.6
43	St. Augustine Catholic Cemetery (Old)	Village of Richfield	0.8
44	St. Boniface Catholic Cemetery (New)	Village of Germantown	2.5
45	St. Bridget Catholic Cemetery	Town of Kewaskum	2.6
46	St. Columba Catholic Cemetery	Village of Richfield	2.2
47	St. Hubert Catholic Cemetery	Village of Richfield	4.0
48	St. Jacobi Congregational Cemetery	Village of Richfield	0.8
49	St. Jacob's Reformed Cemetery	Town of Wayne	0.9
50	St. James Episcopal Church Columbarium	City of West Bend	-- <sup>b</sup>
51	St. John Catholic Cemetery	Town of Erin	2.6
52	St. John of God Catholic Cemetery	Town of Farmington	1.6
53	St. John United Church of Christ Cemetery	Village of Germantown	1.4

Table continued on next page.

**Table 9.16 (Continued)**

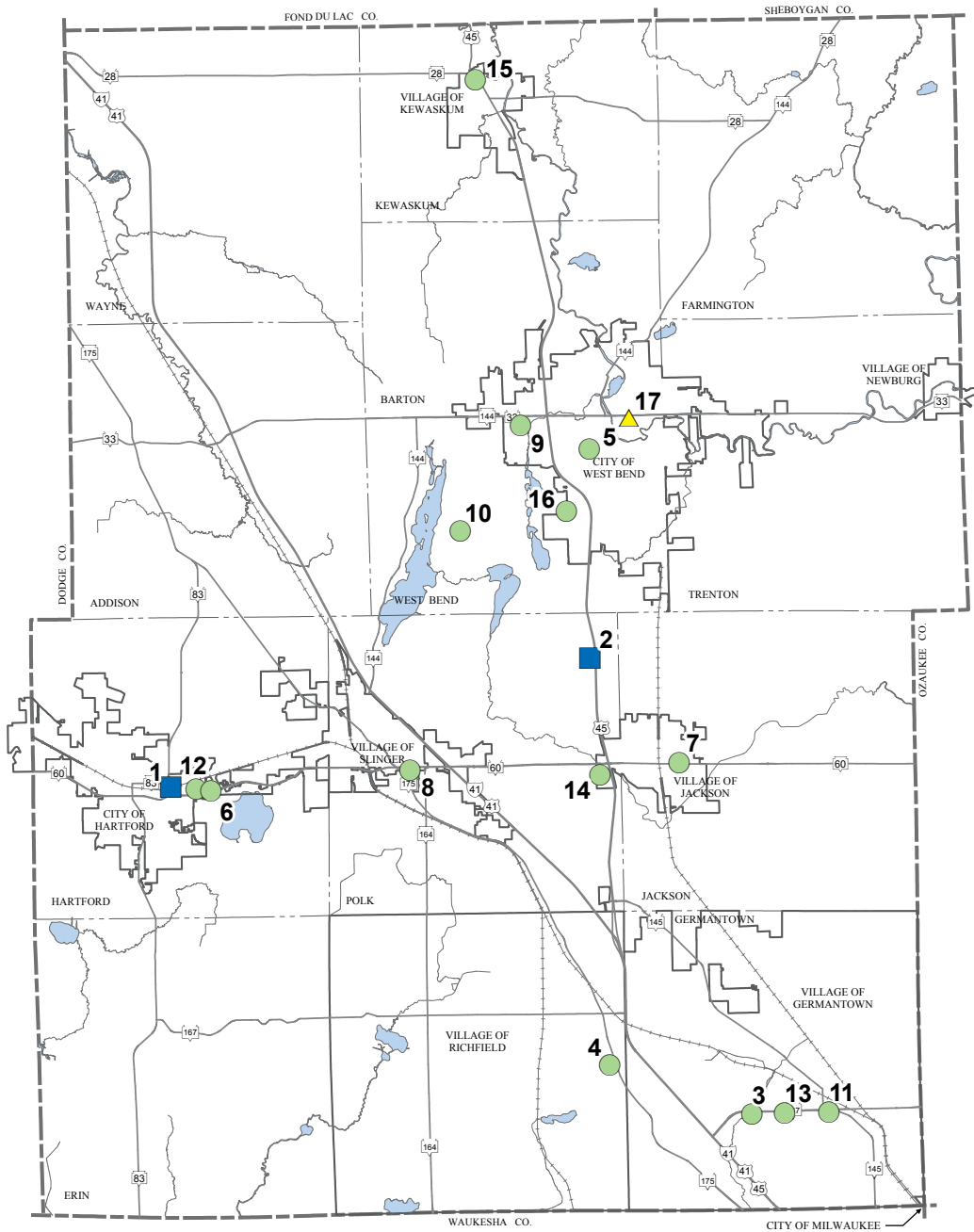
<b>Number on Map 9.17</b>	<b>Name</b>	<b>Location (Local Government)</b>	<b>Size (acres)</b>
54	St. John's Evangelical Cemetery	Village of Germantown	0.9
55	St. John's Evangelical Lutheran Cemetery	Village of Newburg	1.4
56	St. John's Lutheran Cemetery	Town of Jackson	2.5
57	St. John's Memorial Cemetery	Town of Wayne	1.8
58	St. Kilian Catholic Cemetery (Old)	City of Hartford	3.3
59	St. Kilian Catholic Cemetery (New)	City of Hartford	14.5
60	St. Lawrence Catholic Cemetery	Town of Hartford	3.9
61	St. Lucas Evangelical Lutheran Cemetery (Old)	Village of Kewaskum	1.1
62	St. Martin's Union Cemetery	Town of Farmington	1.9
63	St. Mary Catholic Cemetery	Village of Richfield	2.0
64	St. Mary Immaculate Conception Catholic Cemetery	Town of Jackson	1.4
65	St. Mary Immaculate Conception Catholic Cemetery (1st)	Town of Barton	1.0
66	St. Mary Immaculate Conception Catholic Cemetery (2nd)	City of West Bend	2.7
67	St. Mary Immaculate Conception Catholic Cemetery (3rd)	Town of Barton	8.7
68	St. Mary of the Hill Cemetery	Village of Richfield	3.2
69	St. Mathias Catholic Cemetery	Town of West Bend	2.3
70	St. Michael Catholic Cemetery	Town of Kewaskum	1.4
71	St. Patrick Catholic Cemetery (Old)	Town of Erin	2.6
72	St. Patrick Catholic Cemetery (New)	Town of Erin	1.2
73	St. Paul Evangelical Lutheran Cemetery	Village of Slinger	0.8
74	St. Paul Evangelical Lutheran Cemetery	Town of West Bend	0.4
75	St. Paul United Church of Christ Cemetery	Town of Erin	1.3
76	St. Paul's Evangelical Lutheran Cemetery	Town of Wayne	0.5
77	St. Peter Catholic Cemetery	Town of Farmington	1.6
78	St. Peter Catholic Cemetery (Old)	Village of Slinger	2.6
79	St. Peter Catholic Cemetery (New)	Town of Hartford	4.0
80	St. Peter's Evangelical Lutheran Cemetery	Town of Addison	1.5
81	St. Peter's United Church of Christ Cemetery	Town of Jackson	1.1
82	Sts. Peter & Paul Catholic Cemetery	Town of Addison	1.7
83	Toland Methodist Cemetery	Town of Erin	0.2
84	Trenton Township Cemetery	Town of Trenton	0.7
85	Trinity Evangelical Lutheran Cemetery	Town of Kewaskum	0.9
86	Trinity Evangelical Lutheran Cemetery (Old)	Town of Jackson	0.3
87	Trinity Evangelical Lutheran Cemetery (New)	Town of Jackson	1.7
88	Union Cemetery	Village of Slinger	2.7
89	Union Cemetery	City of Hartford	3.9
90	Union Cemetery	Town of West Bend	0.4
91	Union Cemetery	City of West Bend	6.0
92	Union Cemetery	Village of Newburg	0.9
93	Washington County Memorial Park	Town of West Bend	48.4
94	Zion Evangelical Lutheran Cemetery	Town of Wayne	1.7
95	Zion German Baptist Cemetery	Town of Wayne	0.8
96	Zion Lutheran Cemetery	Town of Jackson	0.1
97	Zion United Methodist Cemetery	Village of Richfield	2.0
<b>Total – 97 Sites</b>			<b>249.5</b>

<sup>a</sup> Leid Cemetery is also referred to as Erling Cemetery.

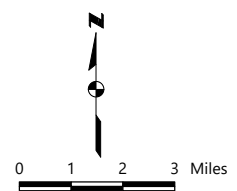
<sup>b</sup> Less than 0.05 acres.

Source: Washington County, Local Governments, and SEWRPC 2015 Land Use Inventory

**Map 9.18  
Hospitals and Clinics in Washington County: 2015**



- HOSPITAL
- CLINIC
- ▲ HEALTH DEPARTMENT
- 4** REFERENCE NUMBER  
(SEE TABLE 9.17)



Source: Washington County and SEWRPC

**Table 9.17**  
**Hospitals and Clinics in Washington County: 2015**

Number on Map 9.18	Facility Name	Street Address
Hospitals <sup>a</sup>		
1	Aurora Medical Center of Washington County	1032 E. Sumner Street, Hartford
2	St. Joseph's Community Hospital	3200 Pleasant Valley Road, Polk
Clinics <sup>b</sup>		
3	Advanced Healthcare – Germantown	N112 W17975, Mequon Road, Germantown
4	Advanced Healthcare – Hubertus/Falls Medical Group	3055 Hubertus Road, Hubertus
5	Albrecht Free Clinic – West Bend	1110 Oak Street, West Bend
6	Aurora Health Center – Hartford	1640 E. Sumner Street, Hartford
7	Aurora Health Center – Jackson	N168 W20060 Main Street, Jackson
8	Aurora Health Center – Slinger	1061 E. Commerce Boulevard, Slinger
9	Aurora Advanced Healthcare – West Bend	205 Valley Avenue, West Bend
10	Aurora Advanced Healthcare – West Bend	5595 CTH Z, West Bend
11	Columbia St. Mary's – Germantown	N112 W15415 Mequon Road, Germantown
12	Hartford Care Center	110 Lone Oak Lane, Hartford
13	Medical Associates – Germantown	W168 N11237 Western Avenue, Germantown
14	SynergyHealth Jackson Clinic	W225 N16711 Cedar Park Court, Jackson
15	SynergyHealth Kewaskum Clinic	1701 Fond Du Lac Avenue, Kewaskum
16	SynergyHealth West Bend Clinic	1700 W. Paradise Drive, West Bend
17	Washington County Health Department	333 E. Washington Street, West Bend

<sup>a</sup> A hospital is defined as a place that provides 24-hour nursing/medical care to diagnose and treat short-term illnesses and/or injuries.

<sup>b</sup> A clinic is defined as an establishment that provides a variety of medical services by more than one physician and/or other medical personnel on an out-patient basis. Clinics limited to treating a specific type of illness are not listed.

Source: Washington County and SEWRPC

SEWRPC population projections anticipate the number of County residents under the age of 10 will increase to 21,878 in 2050. There will likely be a need for additional child care facilities in the County by 2050 based on the projected increase in the number of residents in the County under the age of 10. Child care facilities and services are generally provided by the private sector.

## Assisted Living Facilities

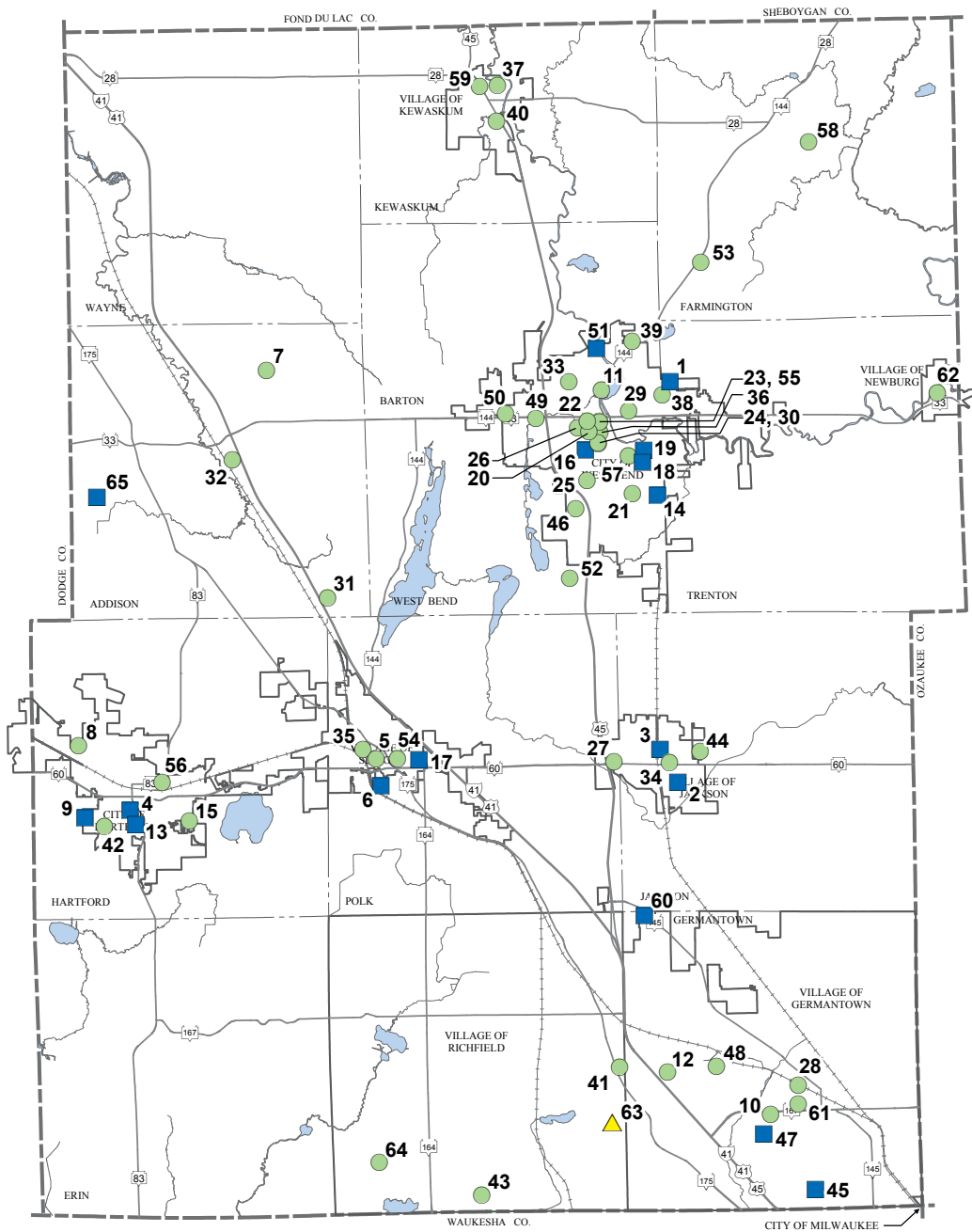
### Facilities for People of Advanced Age

Facilities for people of advanced age (60+ years of age) licensed by the Wisconsin Department of Health Services as of December 2017 are listed in Table 9.19 and shown on Map 9.20. Facilities for the advanced aged include nursing homes, community based residential facilities (CBRF), adult day care, adult family homes, and residential care apartments. There are four nursing homes in Washington County offering skilled nursing facilities. There are 24 CBRFs serving people of advanced age that offer room and board, supervision, support services, and may include up to three hours of nursing care per week. There are four adult day care facilities in the County. Adult day care is a day program that provides the elderly and other adults with services when their caregivers are at work or need relief. There are nine residential care apartments in the County, which are independent apartment units in which the following services are provided: room and board and up to 28 hours per week of supportive care, personal care, and nursing services. There is one adult family home for people of advanced aged in the County where a resident will receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.

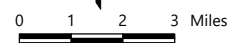


**The Fields of Washington County is a residential care apartment facility providing supportive care, personal care and nursing services.**

**Map 9.19**  
**Child Care Centers in Washington County: 2015**



- LICENSED FAMILY CHILD CARE
  - LICENSED GROUP CHILD CARE CENTER
  - ▲ LICENSED CAMP CHILD CARE CENTER
- 25** REFERENCE NUMBER  
 (SEE TABLE 9.18)



Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC

**Table 9.18**  
**Child Care Centers in Washington County: 2015**

Number on Map 9.19	Facility Name	Street Address <sup>a</sup>	Class	Capacity
1	Ahlers Child Care	1607 Williams Court, West Bend	Family	8
2	Aleah Briedenbach	W201 N16510 Hemlock Street, Jackson	Family	6
3	Amy's Family Learning Center	N170 W20658 Parkview Drive, Jackson	Family	8
4	Briar Patch Family Day Care Center	337 S. Rural Street, Hartford	Family	8
5	Busy Bee Learning Tree, LLC	204 Slinger Road, Slinger	Group	97
6	Candice C. Helland	791 Valley Forge Drive, Slinger	Family	6
7	Country Corner Child Care	6912 CTH W, West Bend	Group	40
8	Dreams Learning Center, LLC	1190 Western Drive, Hartford	Group	15
9	Elena's Family Learning Center	1128 Durango Road, Hartford	Family	8
10	Faith Lutheran Preschool	W172 N11183 Division Road, Germantown	Group	24
11	Family Ties Child Care Center	1116 N. Main Street, West Bend	Group	24
12	Germantown Learning Center CC	W205 N11855 Deppert Road, Germantown	Group	62
13	Good Buddies	617 S. Main, Hartford	Family	8
14	Growing Oaks Child Development Home	614 Polaris Street, West Bend	Family	8
15	Happy Hollow Learning Center	1396 Patton Drive, Hartford	Group	87
16	Holly Scannel	1056 Chestnut Street, West Bend	Family	6
17	Jodi Klepp	608 Ellys Way, Slinger	Family	6
18	Kare Bear Care	768 Eastern Avenue, West Bend	Family	8
19	Kari's Korner Family Child Care Center	602 Hillcrest Street, West Bend	Family	8
20	Kettle Moraine YMCA Child Care Center	1111 W. Washington Street, West Bend	Group	146
21	Kettle Moraine YMCA – Decorah	1225 Sylvan Way, West Bend	Group	67
22	Kettle Moraine YMCA Discovery Center	1113 W. Washington Street, West Bend	Group	36
23	Kettle Moraine YMCA Holy Angels	230 N. 8th Street, West Bend	Group	30
24	Kettle Moraine YMCA – McLane	833 Chestnut Street, West Bend	Group	50
25	Kettle Moraine YMCA Our Savior	1044 S. Silverbrook Drive, West Bend	Group	64
26	Kettle Moraine YMCA Silverbrook	120 N. Silverbrook Drive, West Bend	Group	50
27	Kiddie Kampus	N168 W22224 Main Street, Jackson	Group	103
28	Kinder Haus Day Care and Preschool	N116 W16326 Main Street, Germantown	Group	50
29	KLC School Partnership – Fair Park	519 N. Indiana Avenue, West Bend	Group	55
30	KLC School Partnership – Mc Lane	833 Chestnut Street, West Bend	Group	50
31	Kool Kids Club Inc. – Addison	5050 Indian Drive, Hartford	Group	49
32	Kool Kids Club Inc. – Allenton	228 Weis Street, Allenton	Group	32
33	Kool Kids Club Inc. – Green Tree	1330 Green Tree Road, West Bend	Group	60
34	Kool Kids Club Inc. – Jackson	W204 N16850 Jackson Drive, Jackson	Group	120
35	Kool Kids Club Inc. – Slinger	203 Polk Street, Slinger	Group	96
36	Learning Center (The)	148 S. 8th Avenue, West Bend	Group	16
37	Little Folks School Club	1415 Bilgo Street, Kewaskum	Group	46
38	Little Friends Learning Center	929 N. River Road, West Bend	Group	60
39	Little Friends Learning Center	7019 STH 144, West Bend	Group	27
40	Little Folks Schoolhouse	1040 Milan, Kewaskum	Group	82
41	Little Hands Child Care	1274 STH 175, Hubertus	Group	60
42	Little Lambs Preschool	738 W. Monroe Avenue, Hartford	Group	10
43	Little Red Schoolhouse DC	285 Hillside Road, Colgate	Group	88
44	Living Word Child Development Center	2240 Living Word Lane, Jackson	Group	144
45	Miss Gayle's Home Day Care	N98 W15781 School Road, Germantown	Family	8
46	Montessori Children's House	1701 Vogt Street, West Bend	Group	140
47	Penelope-Ann Baier	N108 W17504 Lilac Lane, Germantown	Family	6
48	Place for Kids	W188 N11927 Maple Road Unit 20, Germantown	Group	50
49	Playful Hearts Child Care	2361 W. Washington Street, West Bend	Group	68
50	Precious One's Learning Center Inc.	3022 W. Washington Street, West Bend	Group	35
51	Riverside Day Care Center	2110 N. River Drive, West Bend	Family	8
52	Silver Maple Daycare	5190 S. 18th Avenue, West Bend	Group	50
53	St. Andrew Lutheran E C Campus	7750 N. STH 144, West Bend	Group	37

Table continued on next page.

**Table 9.18 (Continued)**

Number on Map 9.19	Facility Name	Street Address <sup>a</sup>	Class	Capacity
54	St. Paul's Little Learners	799 St. Paul Drive, Slinger	Group	70
55	Starlight Learning Center	140 N. 7th Avenue, West Bend	Group	50
56	Sycamore Tree Child Care Center	310 N. Wilson Avenue, Hartford	Group	190
57	Tiny Tots Treehouse Care Center	684 S. Indiana Avenue, West Bend	Group	30
58	Tuttle Creek Club Cool	8736 Boltonville Road, Kewaskum	Group	24
59	Tuttle Creek Learning Center Inc.	1623 Fond du Lac Avenue, Kewaskum	Group	52
60	Wee Ones Child Care	W212 N14393 Fond du Lac Ave., Germantown	Family	8
61	Willow Creek Child Care	W164 N11310 Squire Drive, Germantown	Group	160
62	Y at Holy Trinity (The)	513 Congress Street, Newburg	Group	20
63	YMCA Preschool Camp MiniKani	875 Amy Belle Lake Road, Hubertus	Group	35
64	YMCA Sacc at Plat Elementary	4908 Monches Road, Colgate	Group	34
65	Young Cubs Day Care	7143 Hillcrest Drive, Hartford	Family	8

<sup>a</sup> Street address is the center's mailing address.

Source: Wisconsin Department of Children and Families and SEWRPC

Demand for facilities offering assisted living services for the advanced aged may increase over the planning period due to the aging of the baby boom generation. In 2010, about 13 percent of Washington County residents were age 65 or older. This percentage is projected to increase to about 26 percent of the County's population in 2050, with the number of residents age 85 and older projected to increase from 2,501 people in 2010 to 12,711 people in 2050. Demand for financial assistance may also be an ongoing challenge.



**An increased demand for facilities including nursing homes, assisted living facilities such as CBRF and adult family homes, residential care apartment complexes, and senior apartment complexes may also increase as the age composition of County residents changes over the planning period.**

Washington County maintains an Aging and Disability Resource Center (ADRC) for all elderly people and people with disabilities in the County, including those who do not qualify for public assistance. The ADRC is a “one-stop shop” for information about available services and facilities, and for assistance in managing finances. The County also participates in Family Care, a State program intended to foster independence and quality of life for the elderly and people with disabilities in Wisconsin. It is a public/private partnership between the State, counties, and non-profit care management organizations, which administer the program under contract to each county. Community Care and Care Wisconsin are the non-profit organizations selected to manage the Washington County Family Care Program, which went into effect in 2008. One of the goals of the Family Care Program is to eliminate waiting lists for nursing homes and other long-term care facilities. The program is also intended to provide planning and consumer choice, including alternatives for housing (own home, CBRF, or assisted living facility). The Family Care Program is an optional program for people who qualify for public assistance. Individuals may choose to remain in the Medicare or Medicaid programs.

**Facilities for People with Disabilities**

Facilities for people with disabilities licensed by the Wisconsin Department of Health Services as of December 2017 are listed in Table 9.20 and shown in Map 9.21. These facilities can include nursing homes, community based residential facilities (CBRF), and adult family homes. The four nursing homes in Washington County offering skilled nursing facilities to the advanced aged also offer services to people with disabilities. There are six CBRF's that offer room and board, supervision, support services, and may include up to three hours of nursing care per week for people with disabilities. There are also 39 adult family homes in the County where a resident with disabilities will receive care, treatment or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.



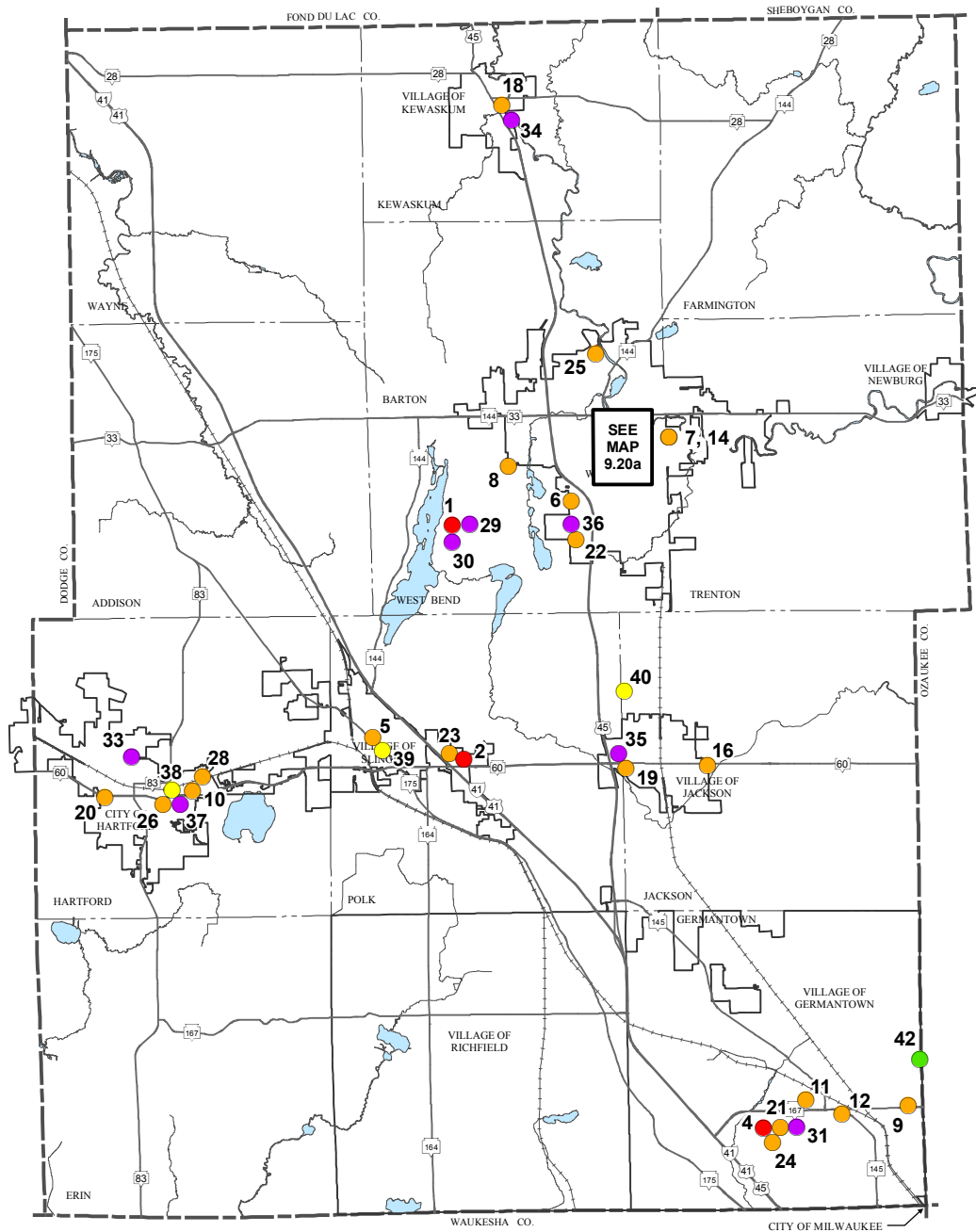
**Table 9.19**  
**Assisted Living Facilities for the Advanced Aged in Washington County: 2017**

<b>Number on Map 9.20</b>	<b>Name</b>	<b>Street Address<sup>a</sup></b>	<b>Capacity</b>
	<b>Nursing Homes</b>		
1	Cedar Lake Health Care Center	5595 CTH Z, West Bend	155
2	The Pavilion at Glacier Valley	1900 American Eagle Drive, Slinger	106
3	Samaritan Health Center	531 E. Washington Street, West Bend	131
4	Virginia Highlands Health and Rehabilitation Centers	W173 N10915 Bernies Way, Germantown	121
	<b>Community Based Residential Facilities</b>		
5	Autumn Oaks LLC	227 E. Washington Street, Slinger	35
6	Touchstone Living Care of West Bend	1707 Carrie Lane, West Bend	8
7	Harvest Home at Arbor Point	330 Arbor Point Avenue, West Bend	12
8	The Cottages at Cedar Run	6090 Scenic Avenue, West Bend	66
9	Countryview Group Home	N112 W12850 Mequon Road, Germantown	8
10	Deerview Meadows Assisted Living	109-111 Lone Oak Lane, Hartford	22
11	Ellen's Home Germantown	N113 W16358 Sylvan Circle, Germantown	20
12	Ellen's Home South	W150 N11127 Fond du Lac, Germantown	46
13	Fields of Washington County (The)	531 E. Washington Street, West Bend	31
14	Harvest Home at Gatewood	1430 Gatewood Court, West Bend	6
15	Hawthorn Manor Inc.	321 Hawthorn Drive, West Bend	13
16	Ivy Manor of Jackson	W194 N16744 Eagle Drive, Jackson	22
17	Ivy Manor of West Bend	350-370 S. Forest Avenue, West Bend	74
18	Kettle Moraine Gardens	1038-1042 Fond du Lac Avenue, Kewaskum	36
19	Landmark at Jackson Crossing (The)	N168 W22022 Main Street, Jackson	24
20	Majestic Heights Assisted Living	63-85 S. Wacker Drive, Hartford	52
21	Matterhaus	N109 W170000 Ava Circle, Germantown	26
22	New Perspective – West Bend	2130 Continental Drive, West Bend	60
23	Serenity Villa	1600-1727 American Eagle Drive, Slinger	103
24	Tender Reflections of Germantown	N109 W17525 Virginia Avenue, Germantown	40
25	Tri Manor LTD	1937 N. Main Street, West Bend	19
26	Waterford at Hartford (The)	1025 Bell Avenue, Hartford	19
27	Waterford at West Bend (The)	831 E. Washington Street, West Bend	48
28	Wellington Place of Hartford	615 Hilldale Road, Hartford	30
	<b>Residential Care Apartment Complexes</b>		
29	Cedar Bay East	5577 Home Drive, West Bend	54
30	Cedar Bay West	5555 Cedar Bay Drive, West Bend	91
31	Engel Haus at the Gables of Germantown	N109 W17110 Ava Circle, Germantown	48
32	Fields of Washington County (The)	675 East Washington Street, West Bend	24
33	Gardens of Hartford (The)	112 Peace Lutheran Pkwy	48
34	Kettle Moraine Gardens	1038 Fond du Lac Avenue, Kewaskum	30
35	Lakeshore at Jackson Crossing (The)	N168 W22026 Main Street, Jackson	32
36	New Perspective – West Bend	2130 Continental Drive, West Bend	105
37	Waterford at Hartford (The)	1025 Bell Avenue, Hartford	28
	<b>Adult Day Care Facilities</b>		
38	Aurora Medical Center Adult Day Service	1022 E. Sell Drive, Hartford	20
39	Young at Heart	415 E. Washington Street, Slinger	20
40	Just Like Home Adult Daycare Center	W218 N17483 Delaney Court, Jackson	20
41	LSS Adult Day Service	140 N. 7th Avenue, West Bend	20
	<b>Adult Family Home</b>		
42	Silver Springs of Germantown	N120 W12431 Freistadt Road, Germantown	4

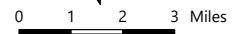
<sup>a</sup> Street address is the facility's mailing address.

Source: Wisconsin Department of Health Services, Washington County, and SEWRPC

**Map 9.20**  
**Assisted Living Facilities for the Advanced Aged in Washington County: 2017**

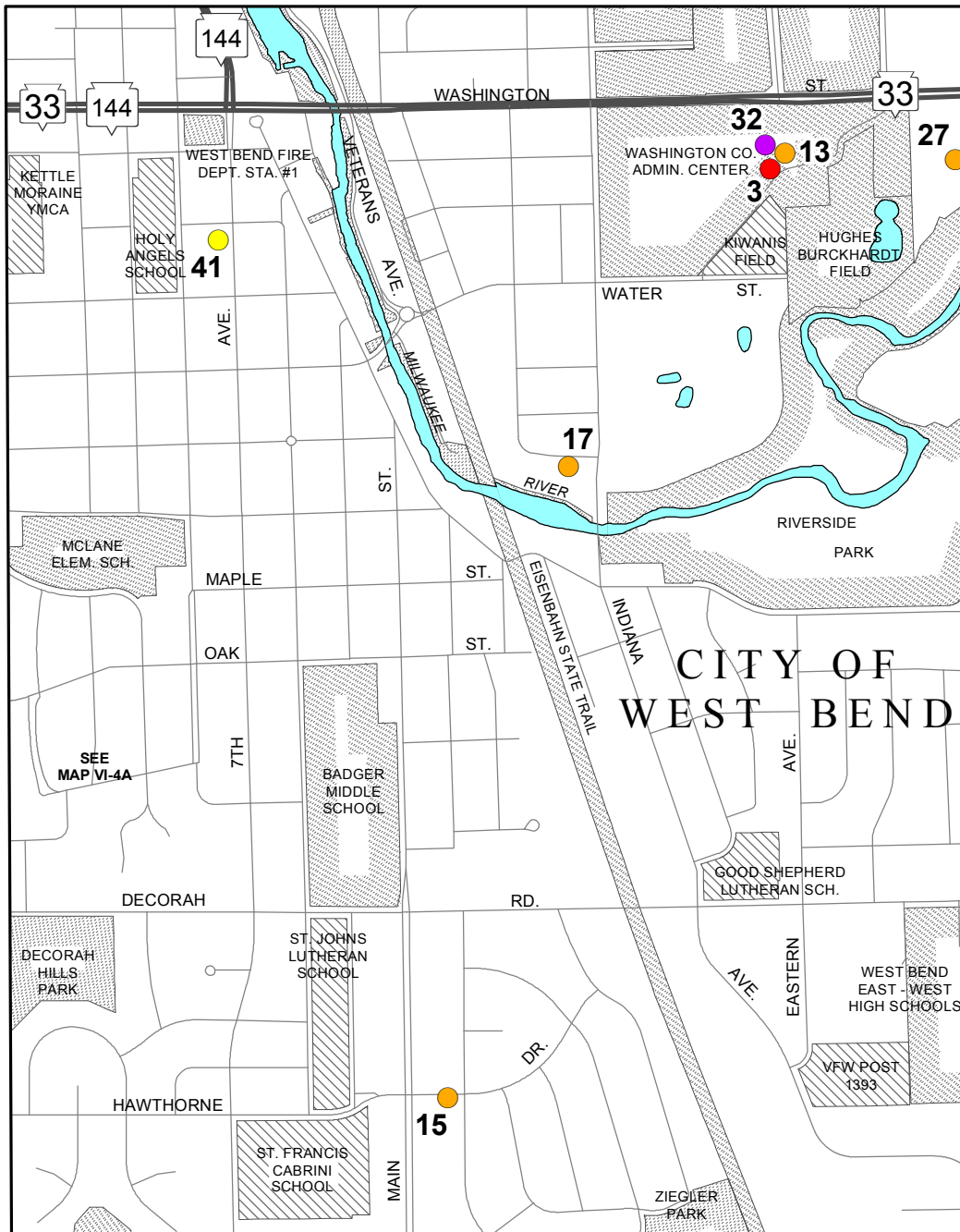


- NURSING HOME
  - COMMUNITY BASED RESIDENTIAL FACILITY
  - RESIDENTIAL CARE APARTMENT COMPLEX
  - ADULT DAY CARE FACILITY
  - ADULT FAMILY HOME
- 4** REFERENCE NUMBER  
(SEE TABLE 9.19)

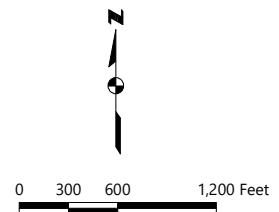


Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC

**Map 9.20a**  
**Assisted Living Facilities for the Advanced Aged in the City of West Bend: 2017**



- NURSING HOME
- COMMUNITY BASED RESIDENTIAL FACILITY
- RESIDENTIAL CARE APARTMENT COMPLEX
- ADULT DAY CARE FACILITY
- 32** REFERENCE NUMBER (SEE TABLE 9.19)
- PUBLIC LAND HOLDING
- PRIVATE LAND HOLDING



Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC

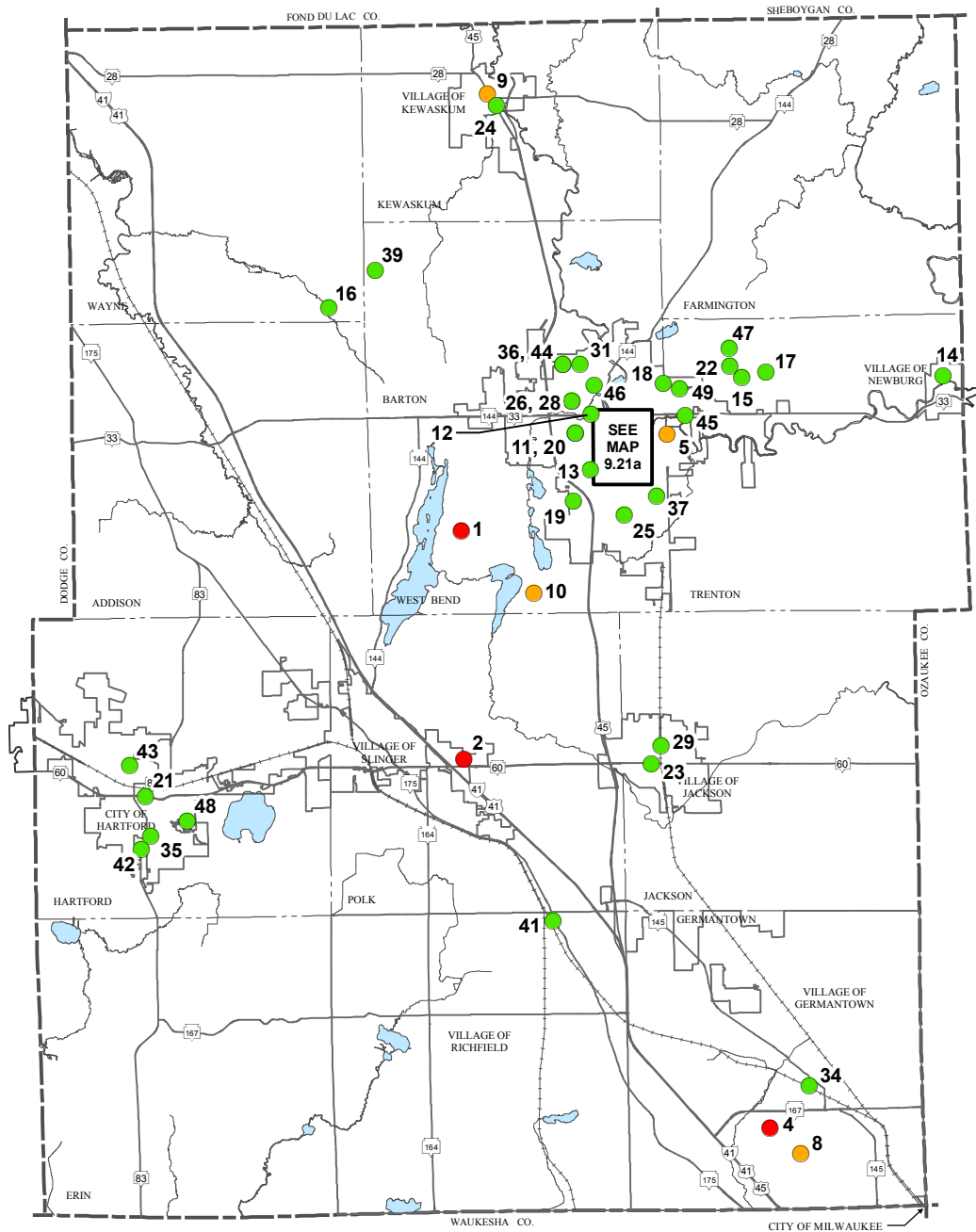
**Table 9.20**  
**Assisted Living Facilities for People with Disabilities in Washington County: 2017**

<b>Number on Map 9.21</b>	<b>Name</b>	<b>Street Address<sup>a</sup></b>	<b>Capacity</b>
	<b>Nursing Homes</b>		
1	Cedar Lake Health Care Center	5595 CTH Z, West Bend	185
2	Pavilion at Glacier Valley (The)	1900 American Eagle Drive, Slinger	106
3	Samaritan Health Center	531 E. Washington Street, West Bend	131
4	Virginia Highlands Health and Rehabilitation Centers	W173 N10915 Bernies Way, Germantown	121
	<b>Community Based Residential Facilities</b>		
5	Arbor Point	230 Arbor Point Avenue, West Bend	6
6	Calm Harbor	139 South 8th Avenue, West Bend	8
7	Chestnut CBRF	346 S. Main Street, West Bend	8
8	Germantown Home	W164 N10502 Timberline Road, Germantown	7
9	Exodus	1421 Fond du Lac Avenue, Kewaskum	20
10	HIL Columbus House	5096 Valley Trail, West Bend	5
	<b>Adult Family Homes</b>		
11	17th Avenue Adult Family Home	233 S. 17th Avenue, West Bend	4
12	A Home Around the Corner	1100 W. Washington Avenue, West Bend	3
13	Bobolink Home	834 Bobolink Lane, West Bend	4
14	Brywen, LLC	6799 Diane Drive, West Bend	4
15	Dennis Path Adult Family Home	1545 Pamme Court, West Bend	3
16	Ellenbecker Adult Family Home	7463 Brookhaven Drive, West Bend	4
17	Gloria's House	6849 Linda Drive, West Bend	4
18	Hans Street	1505 Hans Street, West Bend	3
19	HIL Carrie Lane	1628-1630 Carrie Lane, West Bend	8
20	HIL Magellan House	212 S. 16th Avenue, West Bend	4
21	Home Care Solutions at Home	341 E. Sumner Street, Hartford	4
22	Home of Devotion Assisted Living, LLC	6881 Beck Lane, West Bend	4
23	Jackson Manor	N168 W21041 Main Street, Jackson	3
24	Key House	1146 Fond du Lac Avenue, Kewaskum	3
25	Legate AFH	229 W. Paradise Drive, West Bend	3
26	Meadowbrook Home	818 Meadowbrook Avenue, West Bend	4
27	7th Street Avenue House - Next Step in Residential Services	659 S. 7th Avenue, West Bend	4
28	Sherman Way House – Next Step in Residential Services	733 Sherman Way, West Bend	4
29	Parkview Manor	W207 N17091 Parkview Drive, Jackson	3
30	People Serve LLC – 5th Avenue	443 S. 5th Avenue, West Bend	4
31	People Serve LLC – Jefferson Court	1412 Jefferson Street, West Bend	4
32	People Serve LLC – Hillcrest Street	1017 Hillcrest Street, West Bend	4
33	Regner Home	523-529 N. 10th Avenue, West Bend	8
34	REM Wisconsin II INC – Germantown	N116 W16105 Main Street, Germantown	4
35	REM Wisconsin II INC – James Court	908 James Court, Hartford	3
36	REM Wisconsin II INC – Jefferson Street	1500 Jefferson Street, West Bend	4
37	REM Wisconsin II INC – Polaris Street	618 Polaris Street, West Bend	4
38	REM Wisconsin II INC – Judith Court	708 Judith Court, West Bend	4
39	Respectful Living LLC - Farmstead	4792 County Road D, West Bend	4
40	Respectful Living LLC – Tower Lane	932 Tower Lane, West Bend	4
41	Richfield AFH	2425 STH 175, Richfield	4
42	South Hartford AFH	3088 STH 83, Hartford	4
43	Symicek AFH	834 Center Street, Hartford	4
44	Tessar AFH	1613 Jefferson Street, West Bend	4
45	Washington Home	2030 E. Washington Street, West Bend	4
46	West Bend Terrace	1007 High Street, West Bend	3
47	Will Starr West Bend	1945 Wallace Lake Road, West Bend	4
48	Wink Home LLC	1354 Patton Drive, Hartford	4
49	Your Home AFH III, LLC	1806 Creek Road, West Bend	4

<sup>a</sup> Street address is the facility's mailing address.

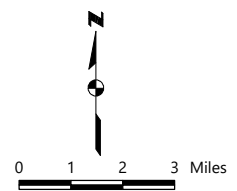
Source: Wisconsin Department of Health Services, Washington County, and SEWRPC

**Map 9.21**  
**Assisted Living Facilities for People with Disabilities in Washington County: 2017**



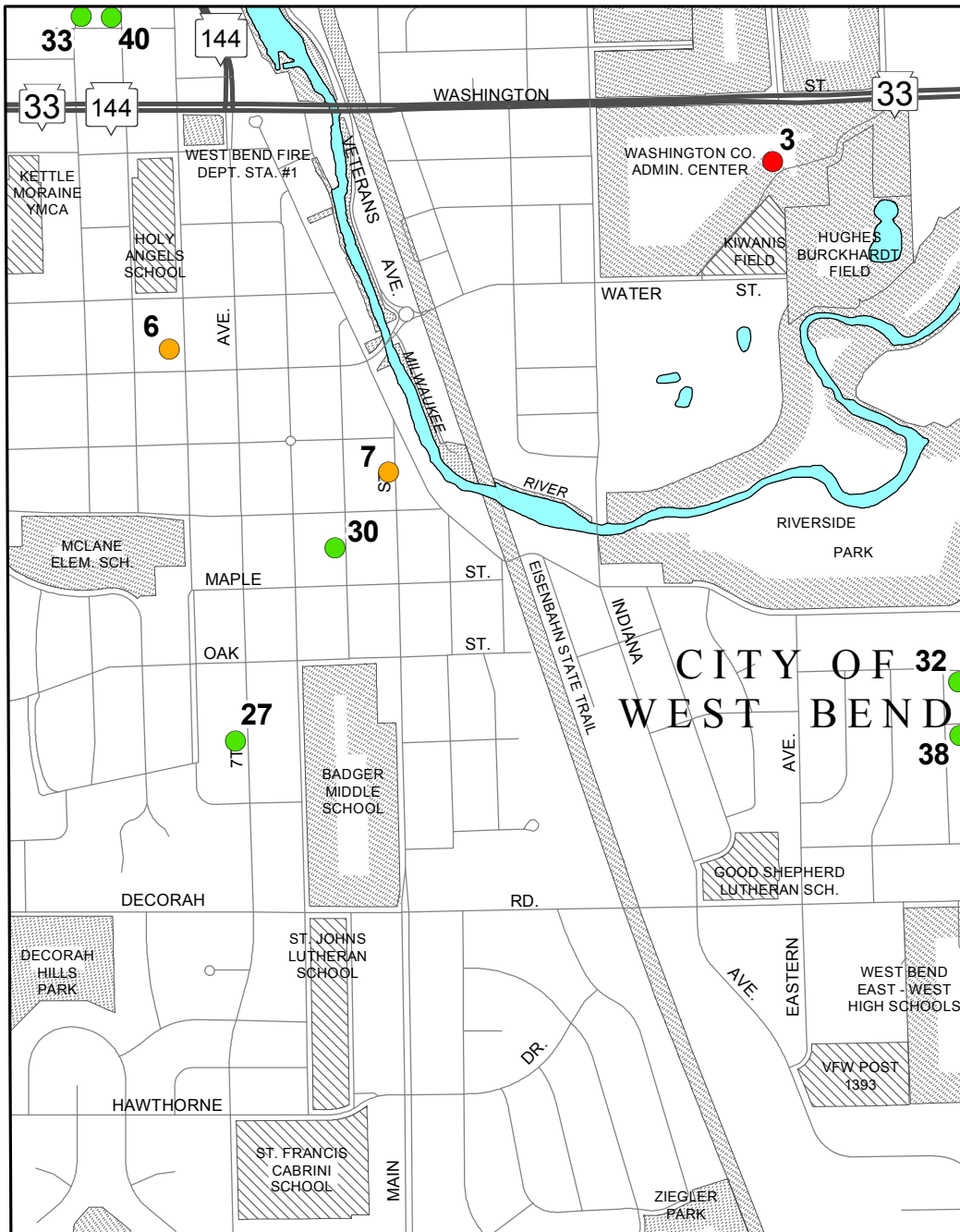
- NURSING HOME
- COMMUNITY BASED RESIDENTIAL FACILITY
- ADULT FAMILY HOME
- 4** REFERENCE NUMBER  
(SEE TABLE 9.20)

Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC

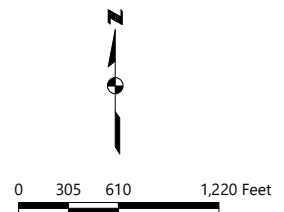


Map 9.21a

Assisted Living Facilities for People with Disabilities in the City of West Bend: 2017



- NURSING HOME
- COMMUNITY BASED RESIDENTIAL FACILITY
- ADULT FAMILY HOME
- 30** REFERENCE NUMBER (SEE TABLE 9.20)
- PUBLIC LAND HOLDING
- PRIVATE LAND HOLDING



Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC



Credit: Washington County

## 10.1 INTRODUCTION

The Economic Development Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (f) of the *Statutes* requires the Economic Development Element to compile goals, objectives, policies, and programs that promote the stabilization and retention or expansion of quality employment opportunities and the economic base in the County. In addition, this element must do the following:

- Include an analysis of the County's labor force and economic base
- Assess categories or particular types of new businesses and industries that are desired by the County
- Assess the County's strengths and weaknesses with respect to attracting and retaining businesses and industries and designate an adequate number of sites for such businesses and industries
- Promote the use of environmentally contaminated sites for commercial or industrial uses
- Identify economic development programs, including State and regional programs, which apply to the County

Section 10.2 of this chapter provides an inventory of the labor force and economic base in the County, including approximate employment and unemployment in each local government, employment by job type, the largest employers in the County, wage information and personal income characteristics of residents, and information about business/industrial parks. Environmentally contaminated sites inventoried in Chapter 6 are also analyzed to determine their suitability for redevelopment for business use.

Section 10.3 provides a description of economic development programs that apply within the County, including State and regional programs. Section 10.4 presents employment projections by industry type for Washington County developed as part of the regional plan. Section 10.4 also presents desired businesses and perceived strengths and weaknesses for attracting those businesses, as identified by the work group and advisory committees assembled to develop the first edition of this plan. The Multi-Jurisdictional

Comprehensive Plan Advisory Committee (MJAC) modified the list of desirable businesses and strengths and weaknesses for the plan update. Economic development related goals and objectives through the plan design year of 2050 are set forth in Chapter 12, Recommendations Element. Recommended policies, defined as steps or actions to achieve economic development goals and objectives; and programs, defined as projects or services necessary to achieve economic development policies are also identified in Chapter 12.

## 10.2 INVENTORY AND ANALYSIS

### Labor Force

The labor force is defined as those residents of Washington County 16 years of age and older who are employed, or are unemployed and actively seeking employment, or are in the armed forces. Labor force data are often referred to as “place of residence” data as opposed to “place of work” data, or employment data. The labor force is not equated with the number of employment opportunities, or jobs, in the County because some of the resident labor force is employed outside the County, some have more than one job, some are unemployed, and some jobs in the County are held by non-residents.

Table 10.1 presents the employment status of residents 16 years of age or older for Washington County and each local government based on 2010-2014 American Community Survey (ACS) data. There were 71,228 employed residents in the County and 75,486 County residents in the labor force, which is about 7 percent of labor force participants in the Southeastern Wisconsin Region. Residents in the labor force comprised about 72 percent of the County’s population 16 years and older. The greatest concentrations of employed residents resided in the City of West Bend (16,167) and Village of Germantown (10,735). About 5.6 percent of the County labor force age 16 or older, or 4,258 residents, were unemployed. By comparison, 8.6 percent of the regional labor force and 7.2 percent of the State labor force were unemployed, based on ACS data. The Wisconsin Department of Workforce Development (DWD) shows the unemployment rate trending downward between 2010 and 2017. As of July of 2017, the DWD reported the unemployment rate in Washington County at 2.9 percent of the labor force. The DWD reported the unemployment rate for the Milwaukee Metropolitan Area<sup>84</sup> at 3.9 percent of the labor force.

Figure 3.2 in Chapter 3 presents the location of employment for County residents. About 49 percent of employed residents worked within the County, and about 51 percent of residents traveled outside the County for employment. The majority of residents who traveled outside the County for employment worked in Milwaukee County (20 percent) or Waukesha County (19 percent).

The occupational make-up and educational attainment of the labor force provide useful insight into the nature of work the County labor force is most suited to, the type of industry that the area may be most successful in retaining and attracting, and the types of new businesses and industries most desired by the County. The number of employed residents by occupation in the County is presented in Table 3.12 in Chapter 3. County residents employed in management, business, science, and arts occupations comprise the largest percentage of the employed labor force at 35 percent, or 25,199 workers. Sales and office occupations and production, transportation, and material moving occupations ranked second and third, respectively, with 25 percent, or 18,059 workers, and 17 percent, or 12,139 workers, of the employed resident workforce. Service occupations (13 percent) and natural resource, construction, and maintenance occupations (9 percent); represent the remaining 22 percent of the employed County workforce.

Regionally, residents employed in management, business, science, and art occupations comprised the largest percentage of the employed labor force at 37 percent, or 361,465 workers. Sales and office occupations and service occupations ranked second and third, respectively, with 24 percent, or 240,244 workers, and 17 percent, or 168,904 workers, of the employed resident workforce. Production, transportation, and material moving occupations (15 percent) and natural resource, construction, and maintenance occupations (7 percent) represent the remaining 22 percent of the employed Regional workforce.

The high percentage of workers in management, business, science, and arts occupations is consistent with the high level of educational attainment among County residents 25 years of age and older. Nearly 93

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<sup>84</sup> The Milwaukee Metropolitan Area consists of Milwaukee, Ozaukee, Washington, and Waukesha Counties and excludes Kenosha, Racine, and Walworth Counties.



**Table 10.1**  
**Employment Status of People 16 Years of Age or Older in the**  
**Labor Force in Washington County Communities: 2010-2014**

Community	In Labor Force								Not In Labor Force		Total
	Employed		Unemployed		In Armed Forces		Total		Number	Percent <sup>b</sup>	
	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>b</sup>			
<b>Cities</b>											
Hartford <sup>c</sup>	7,609	95.5	359	4.5	--	--	7,968	72.1	3,081	27.9	11,049
West Bend	16,167	93.2	1,163	6.7	12	0.1	17,342	70.8	7,167	29.2	24,509
<b>Villages</b>											
Germantown	10,735	93.6	731	6.4	--	--	11,466	74.2	3,978	25.8	15,444
Jackson	3,545	93.2	257	6.8	--	--	3,802	74.3	1,312	25.7	5,114
Kewaskum	2,272	96.2	81	3.4	10	0.4	2,363	76.4	728	23.6	3,091
Newburg <sup>d</sup>	621	95.2	31	4.8	--	--	652	69.4	288	30.6	940
Richfield	6,330	93.9	410	6.1	--	--	6,740	73.6	2,421	26.4	9,161
Slinger	2,584	95.1	132	4.9	--	--	2,716	66.0	1,399	34.0	4,115
<b>Towns</b>											
Addison	2,058	93.3	148	6.7	--	--	2,206	80.0	552	20.0	2,758
Barton	1,491	94.1	93	5.9	--	--	1,584	69.4	700	30.6	2,284
Erin	1,868	95.5	79	4.0	9	0.5	1,956	64.0	1,098	36.0	3,054
Farmington	2,124	94.4	125	5.6	--	--	2,249	71.9	877	28.1	3,126
Germantown	143	97.9	3	2.1	--	--	146	80.7	35	19.3	181
Hartford	2,095	95.5	99	4.5	--	--	2,194	74.8	738	25.2	2,932
Jackson	2,671	97.1	79	2.9	--	--	2,750	75.1	912	24.9	3,662
Kewaskum	505	97.3	14	2.7	--	--	519	64.6	284	35.4	803
Polk	2,007	91.6	183	8.4	--	--	2,190	70.7	908	29.3	3,098
Trenton	2,646	95.8	117	4.2	--	--	2,763	73.8	983	26.2	3,746
Wayne	1,454	97.1	44	2.9	--	--	1,498	78.3	416	21.7	1,914
West Bend	2,303	95.4	110	4.6	--	--	2,413	59.6	1,634	40.4	4,047
Washington County <sup>e</sup>	71,228	94.3	4,258	5.6	31	0.1	75,517	71.9	29,511	28.1	105,028

<sup>a</sup> Percent of the total number of people age 16 or older in the labor force.

<sup>b</sup> Percent of the total number of people age 16 or older.

<sup>c</sup> Includes entire City of Hartford.

<sup>d</sup> Includes entire Village of Newburg.

<sup>e</sup> Includes Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of the Census American Community Survey and SEWRPC

percent of residents at least 25 years of age in Washington County, or 85,353 people, have attained a high school or higher level of education. This is higher than the educational attainment of the overall population of the Region, where 90 percent of the population 25 years of age and older have attained this level of education. Over 62 percent of the population 25 years of age and older in Washington County, or 57,226 people, attended some college or earned an associate, bachelor, or graduate degree, a slightly higher percentage than residents in the Region. Educational attainment for residents of the County is set forth in Table 3.6 in Chapter 3.

Changing age composition of the County's labor force may also affect retention and attraction of business and industry to the County and the types of business and industry most desired by the County. Figure 3.6 in Chapter 3 illustrates the age composition in 2010 and the projected age composition in 2050. The percentage of the population under 20 years old, ages 20 to 44, and 45 to 65 will decrease by 2 percent, 3 percent, and 8 percent, respectively, and the percentage of the population age 65 and older will increase by 13 percent. The result will be a smaller working age percentage of the population, and a population that may demand an increase in certain products and services, such as those provided by the health care industry.

The projected population of the County for 2050, as stated in Chapter 3, is 180,500 residents. Assuming the population projection and age composition projections are accurate, roughly 144,600 County residents

will be working age (age 16 or older<sup>85</sup>). If current labor force participation trends hold constant, about 104,000 County residents would be participating in the labor force in 2050. However, this method does not account for those who are retired. The large percentage change in people age 65 and older (13 percent to 26 percent in 2050) will likely mean a larger percentage of retired residents in 2050, who will not be participating in the labor force. In addition, almost half of employed County residents would travel outside the County for work if existing commuting patterns remain the same.

### Employment

Employment, or “place of work” data, are the number and type of employment opportunities available in the County. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes. Employment data and labor force data form the baseline information in determining how many and what type of jobs will need to be added in the County to serve the projected 2050 County population.

**Table 10.2**  
**Number of Jobs in Washington County: 1950-2014**

Year	Number of Jobs	Change From Preceding Year		Percent of Region Total
		Number	Percent	
1950	10,200	--	--	1.8
1960	15,200	5,000	49.0	2.3
1970	24,300	9,100	59.9	3.1
1980	35,100	10,800	44.4	3.7
1990	45,800	10,700	30.5	4.4
2000	60,500	14,700	32.1	5.0
2010	67,000	6,500	10.7	5.7
2014	72,000	5,000	7.5	5.8

Source: U.S. Bureau of Economic Analysis and SEWRPC

There were about 72,000 employment opportunities, or jobs, located in the County in 2014, which represented about 6 percent of the total jobs in the Region. Table 10.2 shows historic employment growth in the County between 1950 and 2014. In 1950 there were about 10,200 jobs located in the County, which represented about 2 percent of the total jobs in the Region. Between 1950 and 2014 the number of jobs in the County grew by 606 percent. During the same time period the number of jobs in the Region grew by 117 percent.

Table 10.3 presents the number of jobs in each community in 2010. The areas with the most employment opportunities include the Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Richfield, and Slinger. These areas also have greatest population and number of residents in the labor force.

The Region has experienced a shift in its economy from manufacturing to service industry jobs over the past several decades. Due to their differential growth rates, the proportion of manufacturing jobs relative to total jobs in the Region decreased from 30 percent in 1970 to 13 percent in 2010, while service-related employment increased from 26 percent in 1970 to 50 percent in 2010. Unlike the Region, Washington County has experienced an increase in manufacturing jobs. Manufacturing jobs in the County have increased from 9,255 jobs to 12,285 jobs, or by 33 percent, between 1970 and 2010. The County also experienced growth in all other employment categories between 1970 and 2010, with the exception of agricultural jobs.

Table 10.4 presents the number of jobs by industry group in the County as of 2014 based on the North American Industry Classification System (NAICS). The greatest number of jobs in the County, 14,627 jobs, were in manufacturing. Although the manufacturing industry led the County in number of jobs, the number has yet to fully recover pre-recession levels when the County had 17,307 manufacturing jobs. The next five largest private employment categories follow:

- Retail trade – 8,962 jobs
- Health care and social assistance – 6,743 jobs
- Accommodation and food services – 4,711 jobs
- Other services, except public administration – 4,379 jobs
- Construction – 3,864 jobs

The largest government employer in the County was local government, which consisted of 4,751 jobs.

<sup>85</sup> This definition is based on methodology used by the U.S. Census Bureau for compiling labor force data.

### Location Quotient Analysis of Strength of Employment Sector

A location quotient is a ratio that compares the concentration of a resource or activity, such as employment, in a defined area to that of a larger area or base. For example, location quotients can be used to compare State employment by industry to that of the Nation. In this case, Washington County employment is compared to the State and the Nation.

If a location quotient is equal to 1.0, then the industry has the same share of its area employment as the reference area. A location quotient greater than 1.0 indicates an industry with a greater share of the local area employment than the reference area. Location quotients are calculated by first dividing local industry employment by total local employment. Second, the reference area industry employment is divided by total employment for the reference area. Finally, the local ratio is divided by the reference area ratio. Table 10.5 shows the location quotients, by industry, for the County compared to both the State and the Nation. Manufacturing employment has the highest location quotient when compared to both the State (1.60) and the Nation (3.00). State government employment has the lowest location quotient when compared to both the State (0.09) and the Nation (0.08).

### Major Employers

Table 10.6 and Map 10.1 show locations of major employers (100 or more employees) by community in 2010. One employer, the West Bend School District, had over 1,000 employees. There were nine employers with locations employing 500 to 999 people, they include, Washington County Government, West Bend Mutual Insurance Co., and the West Bend Clinic in the City of West Bend; Broan-Nutone LLC, Quad/Graphics Inc., and Signicast Corporation in the City of Hartford; St. Joseph’s Hospital in the Town of Polk; Benevolent Corporation Cedar Community in the Town of West Bend; and Sysco Food Services in the Village of Jackson. There were 14 employers with locations employing 250 to 499 people and 42 employers with locations employing 100 to 249 people. Locations with a large number of employees tend to be located within the sewer service areas. The largest employers in local units of governments without a major employer are listed in Table 10.7, which includes employers with five or more employees.

### Annual Wages

In 2014, the average annual wage paid to workers employed in Washington County was \$41,567 per year. This figure was 95 percent of the State average (\$43,856). Jobs in information provided the highest average wage in the County at \$68,519, with jobs in financial activities a close second at \$67,784. Wages for jobs in information and financial activities in the County also exceeded the State’s average annual wages in those industry groups (\$62,482 and \$61,884, respectively). Jobs in manufacturing provided the third highest average wage in the County at \$52,663. Jobs in leisure and hospitality provided the lowest average wage in the County at \$12,480. Washington County average annual wages were less than those of the Region for most industries. Table 10.8 shows the average annual wages by industry for the County, Region, and State.

**Table 10.3**  
**Number of Jobs in Washington County Communities: 2010**

Community	Number of Jobs	Percent
<b>Cities</b>		
Hartford <sup>a</sup>	8,979	14.0
West Bend	17,747	27.7
<b>Villages</b>		
Germantown	13,962	21.8
Jackson	3,543	5.5
Kewaskum	1,485	2.3
Newburg <sup>b</sup>	340	0.5
Richfield	3,090	4.8
Slinger	2,559	4.0
<b>Towns</b>		
Addison	2,138	3.4
Barton	1,106	1.7
Erin	519	0.8
Farmington	577	0.9
Germantown	263	0.4
Hartford	1,238	1.9
Jackson	1,165	1.8
Kewaskum	309	0.5
Polk	2,101	3.3
Trenton	1,073	1.7
Wayne	414	0.7
West Bend	1,460	2.3
Washington County <sup>c</sup>	64,068	100.0

Note: The municipal employment numbers were based on SEWRPC’s 2010 employment inventory wherein county total employment was targeted to match the current U.S. Bureau of Economic Analysis (BEA) totals at the time. The BEA regularly revises its employment numbers to incorporate more up-to-date source data. The table of historic employment (Table 10.2) reflects this adjustment to the 2010 data by the BEA.

<sup>a</sup> Includes entire City of Hartford.

<sup>b</sup> Includes entire Village of Newburg.

<sup>c</sup> Includes Washington County and the entire City of Hartford and Village of Newburg.

Source: SEWRPC

**Table 10.4**  
**Private and Government Employment by Industry Group in Washington County: 2014**

Industry Group (NAICS) <sup>a</sup>	Former SIC Industry Group <sup>b</sup>	Number	Percent
<b>Private Employment</b>			
Farm Employment	Agricultural, Forestry, and Fishing	967	1.3
Forestry, Fishing, and Related Activities	Agricultural, Forestry, and Fishing	152	0.2
Mining	Mining	115	0.2
Utilities	Transportation, Communication, Electric, Gas, and Sanitary Services	-- <sup>c</sup>	-- <sup>c</sup>
Construction	Construction	3,864	5.3
Manufacturing	Manufacturing	14,627	20.2
Wholesale Trade	Wholesale Trade	3,388	4.7
Retail Trade	Retail Trade	8,962	12.4
Transportation and Warehousing	Transportation, Communication, Electric, Gas, and Sanitary Services	-- <sup>c</sup>	-- <sup>c</sup>
Information	Services	791	1.1
Finance and Insurance	Finance, Insurance, and Real Estate	3,593	5.0
Real Estate and Rental and Leasing	Finance, Insurance, and Real Estate	3,079	4.3
Professional, Scientific, and Technical Services	Services	2,668	3.7
Management of Companies and Enterprises	Services	238	0.3
Administrative and Waste Management Services	Services	3,135	4.3
Educational Services <sup>d</sup>	Services	861	1.2
Health Care and Social Assistance	Services	6,743	9.3
Arts, Entertainment, and Recreation	Services	1,700	2.4
Accommodation and Food Services	Services; Retail Trade	4,711	6.5
Other Services, Except Public Administration	Services	4,379	6.1
	<b>Subtotal</b>	<b>66,460</b>	<b>91.9</b>
<b>Government and Government Enterprises</b>			
Federal, Civilian	Public Administration	257	0.3
Military	Public Administration	365	0.5
State Government	Public Administration	497	0.7
Local Government	Public Administration	4,751	6.6
	<b>Subtotal</b>	<b>5,870</b>	<b>8.1</b>
	<b>Total</b>	<b>72,330<sup>e</sup></b>	<b>100.0</b>

Note: Total employment for 2014 presented in Table 10.2 does not include military employment.

<sup>a</sup> North American Industry Classification System.

<sup>b</sup> Standard Industrial Classification (SIC) Industry Groups are detailed in Figure 10.1.

<sup>c</sup> Detailed data are not available at the County level; however, the utilities and transportation and warehousing industry groups combined total 2,487 jobs and 3.4 percent of the total jobs located in the County.

<sup>d</sup> The educational service category includes those employed by private schools and colleges. Public school employees are included in the local government category.

<sup>e</sup> Includes Washington County only. Total does not include that part of the Village of Newburg located in Ozaukee County or that part of the City of Hartford located in Dodge County.

Source: U.S. Bureau of Economic Analysis and SEWRPC

## Personal Income

Personal income is another primary indicator of the overall economic well-being of an area. Household income is one of the primary measurements of personal income. Annual household income in the County by community is documented in Table 3.8 in Chapter 3. The median household income in the County is \$67,650, which is \$13,384 more than the Region's median household income of \$54,266, \$14,912 more than the State's median household income of \$52,738, and \$14,168 more than the Nation's median household income of \$53,482.

Table 10.9 presents historic median household income levels in the County and each local government from 1989 to 2014 in dollars reported and in constant (2014) dollars. Reported annual household income in the

**Figure 10.1**  
**Standard Industrial Classification (SIC) Code Structure**

**Agriculture, Forestry and Fishing**

- Group 01 Agricultural Production – Crops
- Group 02 Agricultural Production – Livestock
- Group 07 Agricultural Services
- Group 08 Forestry
- Group 09 Fishing, Hunting, and Trapping

**Mining**

- Group 10 Metal Mining
- Group 12 Coal Mining
- Group 13 Oil and Gas Extraction
- Group 14 Nonmetallic Minerals, Except Fuels

**Construction**

- Group 15 General Building Contractors
- Group 16 Heavy Construction, Except Building
- Group 17 Special Trade Contractors

**Manufacturing**

- Group 20 Food and Kindred Products
- Group 21 Tobacco Products
- Group 22 Textile Mill Products
- Group 23 Apparel and Other Textile Products
- Group 24 Lumber and Wood Products
- Group 25 Furniture and Fixtures
- Group 26 Paper and Allied Products
- Group 27 Printing and Publishing
- Group 28 Chemicals and Allied Products
- Group 29 Petroleum and Coal Products
- Group 30 Rubber and Miscellaneous Plastic Products
- Group 31 Leather and Leather Products
- Group 32 Stone, Clay, and Glass Products
- Group 33 Primary Metal Industries
- Group 34 Fabricated Metal Products
- Group 35 Industrial, Commercial, and Computer Equipment
- Group 36 Electronic and Other Electric Equipment
- Group 37 Transportation Equipment
- Group 38 Instruments and Related Products
- Group 39 Miscellaneous Manufacturing Industries

**Transportation, Communication, Electric, Gas and Sanitary Services**

- Group 40 Railroad Transportation
- Group 41 Local and Inter-Urban Passenger Transit
- Group 42 Trucking and Warehousing
- Group 43 U.S. Postal Service
- Group 44 Water Transportation
- Group 45 Transportation by Air
- Group 46 Pipelines, Except Natural Gas
- Group 47 Transportation Services
- Group 48 Communications
- Group 49 Electric, Gas, and Sanitary Services

**Wholesale Trade**

- Group 50 Wholesale Trade – Durable Goods
- Group 51 Wholesale Trade – Nondurable Goods

**Retail Trade**

- Group 52 Building Materials and Garden Supplies
- Group 53 General Merchandise Stores
- Group 54 Food Stores
- Group 55 Automotive Dealers and Service Stations
- Group 56 Apparel and Accessory Stores
- Group 57 Furniture and Home Furnishings Stores
- Group 58 Eating and Drinking Places
- Group 59 Miscellaneous Retail

**Finance, Insurance and Real Estate**

- Group 60 Depository Institutions
- Group 61 Non-Depository Institutions
- Group 62 Insurance Carriers
- Group 64 Insurance Agents, Brokers, and Service
- Group 65 Real Estate
- Group 67 Holding and Other Investment Offices

**Services**

- Group 70 Hotels and Other Lodging Places
- Group 72 Personal Services
- Group 73 Business Services
- Group 75 Auto Repair, Service, and Parking
- Group 76 Miscellaneous Repair Services
- Group 78 Motion Pictures
- Group 79 Amusement and Recreation Services
- Group 80 Health Services
- Group 81 Legal Services
- Group 83 Social Services
- Group 84 Museum, Botanical, and Zoological Gardens
- Group 86 Membership Organizations
- Group 87 Engineering and Management Services
- Group 89 Services Not Elsewhere Classified (NEC)

**Public Administration**

- Group 91 Executive, Legislative, and General
- Group 92 Justice, Public Order, and Safety
- Group 93 Finance, Taxation, and Monetary Policy
- Group 94 Administration of Human Resources
- Group 95 Environmental Quality and Housing
- Group 96 Administration of Economic Programs
- Group 97 National Security and International Affairs

**Non-Classifiable Establishments**

- Group 99 Non-Classifiable Establishments

Source: SEWRPC

**Table 10.5**  
**Washington County Employment Location Quotient: 2014<sup>a</sup>**

Industry (NAICS)	Comparison with State	Comparison with Nation
Private Employment		
Agriculture, Forestry, Fishing, and Hunting	0.81	0.83
Mining	1.18	0.23
Utilities	-- <sup>b</sup>	-- <sup>b</sup>
Construction	1.05	0.88
Manufacturing	1.60	3.00
Wholesale Trade	1.22	1.24
Retail Trade	1.21	1.17
Transportation and Warehousing	-- <sup>b</sup>	-- <sup>b</sup>
Information	0.65	0.60
Finance and Insurance	0.87	0.92
Real Estate and Rental And Leasing	0.54	0.32
Professional and Technical Services	0.55	0.33
Management of Companies and Enterprises	0.19	0.25
Administrative and Waste Services	0.74	0.62
Educational Services	0.17	0.11
Health Care and Social Assistance	0.85	0.87
Arts, Entertainment, and Recreation	1.35	1.16
Accommodation and Food Services	1.00	0.89
Other Services, Except Public Administration	1.12	1.09
Government and Government Enterprises		
Federal, Civilian	0.46	0.24
State Government	0.09	0.08
Local Government	0.90	0.89

<sup>a</sup> Includes Washington County only.

<sup>b</sup> Detailed data is not available at the County level.

Source: U.S. Bureau of Economic Analysis and SEWRPC

County has increased from \$38,431 in 1989 to \$67,650 in 2014, which is an increase of 76 percent. When expressed in constant dollars, 1989 reported income adjusted for inflation to express that income in 2014 dollars, household income decreased from \$72,477 to \$67,650, which is a decrease of about 7 percent. Adjusted median household income also decreased in the Region by about 11 percent, in the State by 5 percent, and in the Nation by nearly 6 percent between 1989 and 2014.

Overall, households in the County have experienced economic prosperity over the last two decades; however, a number of households in the County had annual incomes under the poverty level in 2014. Table 3.10 in Chapter 3 presents the number of households under the poverty level in the County by community. There are 3,218 households with incomes below the poverty level in the County. About 52 percent, or 1,686 households, were family households and about 48 percent, or 1,532 households, were non-family households. Poverty thresholds are determined on a National basis and do not change by geographic area. Poverty thresholds range from \$12,071 for a one person household to \$45,768 for a nine person household.<sup>86</sup>

### Business Parks

Existing business parks located in the County are shown on Map 10.2 and listed in Table 10.10. Business parks, as defined by SEWRPC, have each of the following characteristics:

- A planned internal street system
- Typically, sanitary sewer service and public water service or availability
- Single ownership at the time the park was subdivided

<sup>86</sup> The poverty thresholds above are weighted averages. Thresholds vary depending on the number of related children under 18 present in the household and the age of the householder.

**Table 10.6**  
**Major Employers in Washington County: 2010<sup>a,b</sup>**

<b>Number on Map 10.1</b>	<b>Name</b>	<b>Location</b>	<b>Number of Employees<sup>c</sup></b>
	City of Hartford		
1	Broan-Nutone, LLC.	926 W. State Street	500 - 999
2	Quad/Graphics, Inc. <sup>d</sup>	1900 W. Sumner Street	500 - 999
3	Signicast Corporation <sup>d</sup>	1800 Innovation Way	500 - 999
4	Centricity Contingent Staffing	1550 Innovation Way	250 - 499
5	Aurora Medical Center of Washington County, Inc.	1032 E. Sumner Street	250 - 499
6	Hartford U H S	805 Cedar	250 - 499
7	Helgesen Industries, Inc.	7261 HWY 60 W	250 - 499
8	Aurora Medical Group, Inc.	1004 E. Sumner Street	100 - 249
9	Hartford Finishing, Inc.	844 W. State Street	100 - 249
10	Mineshaft Restaurant	22 N. Main Street	100 - 249
11	Menasha Packaging Company	621 Wacker Drive	100 - 249
12	Steel Craft Corporation of Hartford	105 Steelcraft Drive	100 - 249
	City of West Bend		
13	West Bend School District	735 S. Main Street	1000+
14	Washington County	432 E. Washington Street	500 - 999
15	West Bend Mutual Insurance Co.	1900 S. 18th Avenue	500 - 999
16	West Bend Clinic, Inc.	1700 W. Paradise Drive	500 - 999
17	City of West Bend	1115 S. Main Street	250 - 499
18	Kettle Moraine YMCA, Inc.	1111 W. Washington Street	250 - 499
19	Regal Ware, Inc.	1100 Schmidt Road	250 - 499
20	Serigraph, Inc.	3701 E. Decorah Road	250 - 499
21	Wal-Mart	1515 W. Paradise Drive	250 - 499
22	The Home Depot	700 W. Paradise Drive	100 - 249
23	Shopko	1710 S. Main Street	100 - 249
24	Aurora Medical Group, Inc.	205 Valley Avenue	100 - 249
25	Gehl Co.	143 Water Street	100 - 249
26	Kohl's Department Stores, Inc.	1400 S. Main Street	100 - 249
27	Menard, Inc.	575 W. Paradise Drive	100 - 249
28	Moore Wallace North America, Inc.	201 E. Progress Drive	100 - 249
29	Serigraph, Inc.	603 Hi Mount Road	100 - 249
30	The Threshold, Inc.	600 Rolfs Avenue	100 - 249
31	Pick 'n Save	2518 W. Washington Street	100 - 249
32	Pick 'n Save	1629 S. Main Street	100 - 249
	Village of Germantown		
33	J.W. Speaker Corporation	W185 N11315 Whitney Drive	250 - 499
34	Wal-Mart	W190 N9855 Appleton Avenue	250 - 499
35	Techstar MFG Company	N188 W11707 Maple Road	100 - 249
36	Aurora Advanced Healthcare, Inc.	N112 W17975 Mequon Road	100 - 249
37	Sendik's Food Market	N112 W15800 Mequon Road	100 - 249
38	Menards	W186 N9754 Appleton Avenue	100 - 249
39	Great Lakes Packaging Corp.	W190 N11393 Carnegie Drive	100 - 249
40	Wago Corp.	N120 W19129 Freistadt Road	100 - 249
41	Airgas Safety, Inc.	N112 W13333 Mequon Road	100 - 249
42	Cambridge Major Laboratories	W130 N10497 Washington Drive	100 - 249
43	Ellsworth Adhesive Systems	W129 N10825 Washington Drive	100 - 249
44	Gehl Foods – Corporate Headquarters	W185 N11300 Whitney Drive	100 - 249
45	David J. Frank Landscape Contracting, Inc.	N120 W21350 Freistadt Drive	100 - 249
46	GKN Sinter Metals, Inc.	N112 W18700 Mequon Road	100 - 249
47	Gehl Foods, Main Street Plant	N116 W15970 Main Street	100 - 249
48	Germantown Public High School	W180 N11501 River Lane	100 - 249
49	Germantown Public School (Kennedy Middle)	W160 N11836 Crusader Court	100 - 249
50	Smurfit-Stone Container Enterprises, Inc.	11900 N. River Lane	100 - 249
51	Virginia Highlands Health and Rehabilitation Center	N173 N10915 Bernies Way	100 - 249
52	Pick 'n Save	N112 W16200 Mequon Road	100 - 249
53	Village of Germantown	N112 W17001 Mequon Road	100 - 249

Table continued on next page.

**Table 10.6 (Continued)**

Number on Map 10.1	Name	Location	Number of Employees <sup>c</sup>
54	Village of Jackson		
55	Sysco Food Services of Eastern Wisconsin, LLC Kerry, Inc.	1 Sysco Drive N168 W21455 Main Street	500 - 999 100 - 249
56	Village of Richfield		
57	Cabela's W.G. Strohwig Tool/Die, Inc.	1 Cabela Way 3285 Industrial Road	100 - 249 100 - 249
58	Village of Slinger		
59	Gemini Helping Hands Slinger School District	840 Enterprise Drive, Suite #2 207 Polk Street	100 - 249 100 - 249
60	Town of Addison		
61	Kreilkamp Trucking, Inc. Maystree, LLC	6487 STH 175 6199 CTH W	250 - 499 250 - 499
62	Town of Barton		
63	Weasler Engineering, Inc.	7801 North USH 45	250 - 499
63	Town of Germantown		
63	Riteway Bus Service, Inc.	W201 N13900 Fond du Lac Avenue	100 - 249
64	Town of Jackson		
64	Schreiber Foods	807 Pleasant Valley	100 - 249
65	Town of Polk		
65	St. Joseph's Hospital	3200 Pleasant Valley Road	500 - 999
66	Town of West Bend		
66	Benevolent Corp. Cedar Community	5595 CTH Z	500 - 999

<sup>a</sup> Major employers include those with 100 or more employees at a single location.

<sup>b</sup> Includes Washington County, the portion of the City of Hartford located in Dodge County, and the portion of the Village of Newburg located in Ozaukee County.

<sup>c</sup> The exact number of employees is confidential. Part-time and seasonal employees are included.

<sup>d</sup> Located in the part of the City of Hartford in Dodge County.

Source: Wisconsin Department of Workforce Development, Washington County, and SEWRPC

- A minimum area of 10 acres
- Land that was platted or divided by certified survey map, except for brownfield sites

In 2016, there were 27 business parks in the County, encompassing 4,065 acres. About 3 percent of the parcels within the business parks were available for development. Business parks are located in each city and village and in the Towns of Addison, Trenton, and West Bend. Developments located in business parks are traditionally industrial and office uses; however, retail and service uses may also be appropriate for business parks. Table 10.10 also includes information on proposed business parks in Washington County.



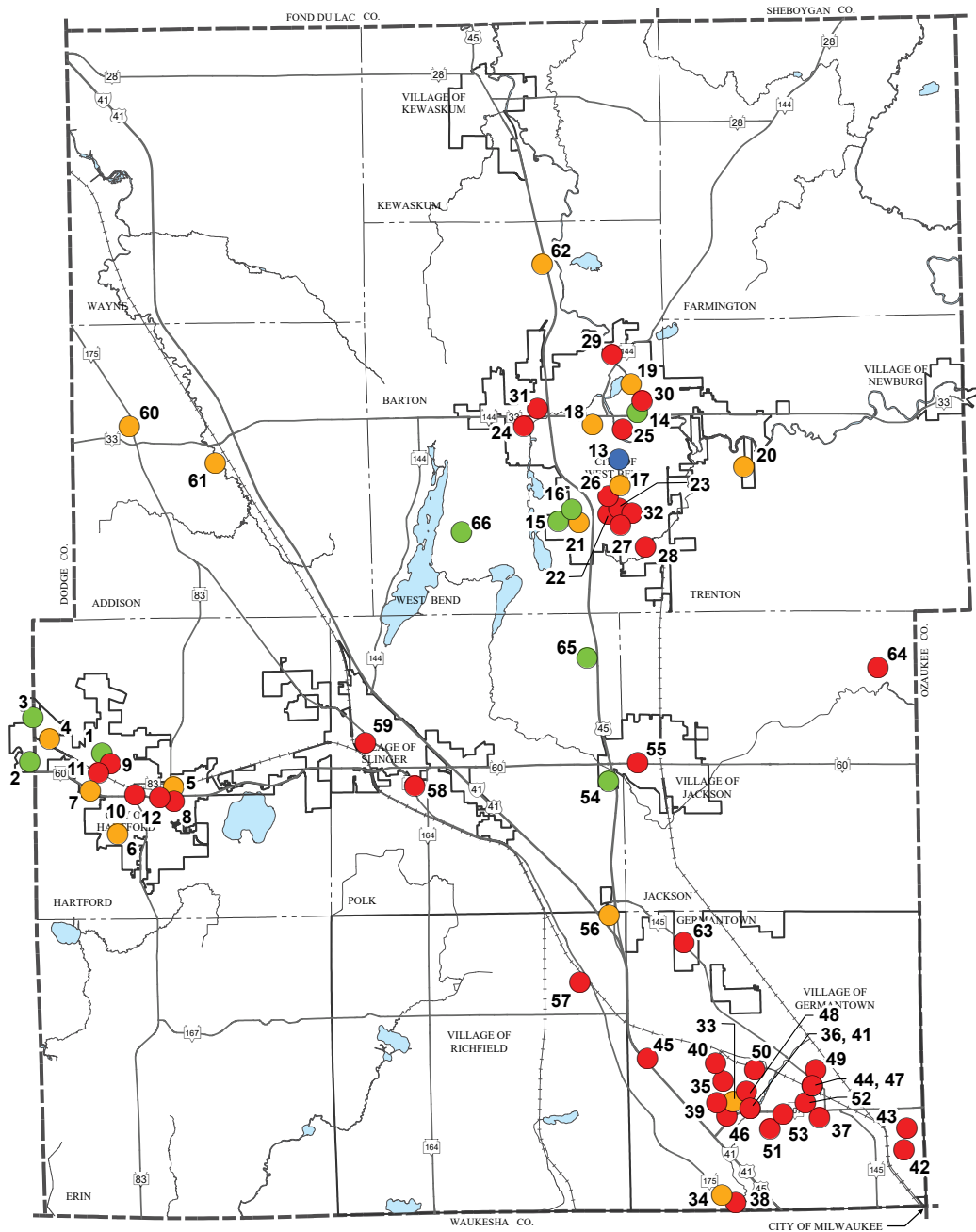
**In 2016, there were 27 business parks in the County, encompassing 4,065 acres.**

Wisconsin is creating consistent standards for certification of industrial sites with a minimum of 50 contiguous acres. A "Certified In Wisconsin" site has the key reviews, documentations, and assessments most commonly required for industrial uses. Certification criteria have been developed based on representative needs of advanced manufacturing projects.<sup>87</sup> As of 2013, there was one certified site in Washington County—the West Bend Corporate Center was the first site in Wisconsin to become certified through the program.

<sup>87</sup> *Certified In Wisconsin* ([www.inwisconsin.com/why-wisconsin/available-sites/certified-in-wisconsin/](http://www.inwisconsin.com/why-wisconsin/available-sites/certified-in-wisconsin/)).

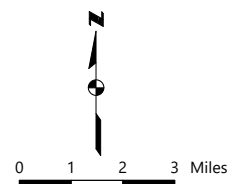


# Map 10.1 Major Employers in Washington County: 2010



- 100-249 EMPLOYEES
- 250-499 EMPLOYEES
- 500-999 EMPLOYEES
- 1000 OR MORE EMPLOYEES
- 4** REFERENCE NUMBER  
(SEE TABLE 10.6)

Source: U.S. Bureau of Economic Analysis and SEWRPC



**Table 10.7**  
**Largest Employers in Washington County in Units of Government Without a Major Employer: 2017<sup>a</sup>**

Name	Location	Number of Employees <sup>b</sup>
Village of Newburg		
Central United Corporation	6789 Carmody Court	20 - 49
C & K Services of Newburg, Inc.	6677 Carmody Court	20 - 49
State Bank of Newburg	300 Congress Drive	20 - 49
No-No's Restaurant, LLC	3498 STH 33 East	10 - 19
Dehling – Voight Inc.	4229 CTH Y	10 - 19
Village of Newburg – Washington County	3566 Municipal Place	10 - 19
Northern Land & Cattle, Corp.	4229 HWY Y	10 - 19
John P. Lochen Co., Inc.	512 Franklin Street	10 - 19
Mcconville Acquisition, Inc.	502 Salisbury Street	10 - 19
Town of Erin		
Erin School District	6901 CTH O	50 - 99
Erin Hills Golf Course <sup>c</sup>	7169 CTH O	20 - 49
Basilica of Holy Hill	1525 Carmel Road	10 - 19
Town of Erin	1846 STH 83 South	10 - 19
Town of Farmington		
Country Catering	1848 CTH H	10 - 19
Town of Farmington	9422 STH 144	10 - 19
U.S. Cylinders	7960 Indian Lore Road	5 - 9
Town of Hartford		
The Hartford Golf Club, Inc.	7072 Lee Road	20 - 49
Town of Hartford – Washington County	3360 Hwy K	20 - 49
Timlin's Furniture of Hartford, Inc.	5980 STH 60 East	10 - 19
Hahn True Value Hardware	2945 STH 83	10 - 19
Town of Kewaskum		
Regal Ware, Inc.	1675 Reigle Drive	50 - 99
Johnson School Bus Service, Inc.	3618 Hwy 28E	20 - 49
Summit Ski Corporation	8355 Prospect Drive	10 - 19
Town of Trenton		
Walden's Supper Club	2472 Wallace Lake Road	20 - 49
Unique Services, Inc.	4915 C Drive	20 - 49
West Bend Lakes	1241 Hwy 33E	20 - 49
BMCI Construction, Inc.	7040 N. Trenton Road	10 - 19
Town of Wayne		
Jack Walters & Sons, Corp.	6600 Midland Court	50 - 99
Spiros industries, Inc.	7666 CTH WW	20 - 49
CAT Wholesale, LLC.	6538 Bridge Court	10 - 19
Town of Wayne	6030 Mohawk Road	5 - 9

<sup>a</sup> Major employers are those with 100 or more employees.

<sup>b</sup> Employers listed in this table have a minimum of five employees. Part-time employees are included.

<sup>c</sup> Does not reflect employment associated with the U.S. Open.

Source: Wisconsin Department of Workforce Development, Washington County, and SEWRPC

### Environmentally Contaminated Sites

Section 66.1001 of the *Statutes* requires the Economic Development Element of a comprehensive plan to promote environmentally contaminated sites for commercial and industrial use. Environmentally contaminated sites are shown on Map 6.4 and listed in Table 6.5 in Chapter 6. In 2016, the Wisconsin Department of Natural Resources (WDNR) identified 41 environmentally contaminated sites in the County that had not been remediated. Grant programs available to identify and remediate environmentally contaminated sites are identified in the following section.

Environmentally contaminated sites were reviewed by each participating local government during preparation of the land use plan map for each community for the first edition of the plan. Typically, the

**Table 10.8**

**Average Annual Wages by Industry Group in Washington County and its Adjacent Counties, Southeastern Wisconsin, and the State of Wisconsin: 2014**

County	Industry Group (NAICS)	Average Annual Wage (\$)	Percent of Region	Percent of State
Dodge County <sup>a</sup>	All Industries	40,592	85.3	92.6
	Natural Resources	36,732	102.3	101.6
	Construction	62,317	105.8	112.7
	Manufacturing	47,690	77.0	87.7
	Trade, Transportation, Utilities	33,125	83.2	88.7
	Information	35,775	--	57.3
	Financial Activities	39,450	54.2	63.7
	Professional and Business Services	53,941	97.0	103.0
	Education and Health	38,815	85.4	86.6
	Leisure and Hospitality	11,044	60.6	68.8
	Other Services	19,237	71.7	74.4
	Public Administration	38,351	76.2	86.3
Fond du Lac County <sup>a</sup>	All Industries	40,006	84.1	91.2
	Natural Resources	36,807	102.5	101.8
	Construction	57,303	97.3	103.6
	Manufacturing	51,415	83.0	94.6
	Trade, Transportation, Utilities	32,646	82.0	87.4
	Information	-- <sup>b</sup>	--	--
	Financial Activities	45,504	62.6	73.5
	Professional and Business Services	36,563	65.7	69.8
	Education and Health	44,124	97.0	98.4
	Leisure and Hospitality	11,986	65.8	74.7
	Other Services	23,078	86.0	89.3
	Public Administration	42,504	84.4	95.6
Milwaukee County	All Industries	49,559	104.2	113.0
	Natural Resources	53,667	149.5	148.4
	Construction	61,927	105.2	111.9
	Manufacturing	65,805	106.3	121.0
	Trade, Transportation, Utilities	40,957	102.9	109.6
	Information	--	--	--
	Financial Activities	78,397	107.8	126.7
	Professional and Business Services	57,685	103.7	110.1
	Education and Health	46,392	102.0	103.5
	Leisure and Hospitality	22,289	122.3	138.8
	Other Services	25,760	96.0	99.7
	Public Administration	57,531	114.3	129.4
Ozaukee County	All Industries	42,845	90.1	97.7
	Natural Resources	32,858	91.5	90.9
	Construction	48,809	82.9	88.2
	Manufacturing	55,214	89.2	101.6
	Trade, Transportation, Utilities	34,310	86.2	91.8
	Information	48,634	--	77.8
	Financial Activities	71,044	97.7	114.8
	Professional and Business Services	46,543	83.7	88.8
	Education and Health	45,396	99.8	101.3
	Leisure and Hospitality	13,709	75.2	85.4
	Other Services	23,142	86.2	89.5
	Public Administration	36,586	72.7	82.3
Sheboygan County <sup>a</sup>	All Industries	43,358	91.1	98.9
	Natural Resources	29,913	83.3	82.7
	Construction	50,374	85.5	91.1
	Manufacturing	54,183	87.5	99.7
	Information	--	--	--
	Financial Activities	58,461	80.4	94.5
	Trade, Transportation, Utilities	33,760	84.8	90.4
	Professional and Business Services	38,063	68.4	72.7
	Education and Health	48,179	106.0	107.5
	Leisure and Hospitality	13,150	72.1	81.9
	Other Services	17,643	65.7	68.3
	Public Administration	42,457	84.3	95.5

Table continued on next page.

**Table 10.8 (Continued)**

County	Industry Group (NAICS)	Average Annual Wage (\$)	Percent of Region	Percent of State
Washington County	All Industries	41,567	87.4	94.8
	Natural Resources	33,619	93.6	93.0
	Construction	46,744	79.4	84.5
	Manufacturing	52,663	85.0	96.9
	Trade, Transportation, Utilities	34,878	87.6	93.4
	Information	68,519	--	109.7
	Financial Activities	67,784	93.2	109.5
	Professional and Business Services	42,794	76.9	81.7
	Education and Health	44,646	98.2	99.6
	Leisure and Hospitality	12,480	68.5	77.7
	Other Services	23,586	87.9	91.3
Public Administration	39,754	79.0	89.4	
Waukesha County	All Industries	50,333	105.8	114.8
	Natural Resources	41,546	115.7	114.9
	Construction	62,096	105.5	112.3
	Manufacturing	62,520	101.0	115.0
	Trade, Transportation, Utilities	43,309	108.8	115.9
	Information	76,059	--	121.7
	Financial Activities	69,909	96.1	113.9
	Professional and Business Services	59,665	107.3	113.9
	Education and Health	45,342	99.7	101.1
	Leisure and Hospitality	14,770	81.0	92.0
	Other Services	31,764	118.3	122.9
Public Administration	43,781	87.0	98.5	
Southeastern Wisconsin Region	All Industries	47,571	100.0	108.5
	Natural Resources	35,906	100.0	99.3
	Construction	58,884	100.0	106.4
	Manufacturing	61,928	100.0	113.9
	Trade, Transportation, Utilities	39,800	100.0	106.5
	Information	--	--	--
	Financial Activities	72,740	100.0	117.5
	Professional and Business Services	55,626	100.0	106.2
	Education and Health	45,470	100.0	101.4
	Leisure and Hospitality	18,228	100.0	113.5
	Other Services	26,847	100.0	103.9
Public Administration	50,339	100.0	113.2	
State of Wisconsin	All Industries	43,856	92.2	100.0
	Natural Resources	36,156	100.7	100.0
	Construction	55,317	93.9	100.0
	Manufacturing	54,365	87.8	100.0
	Trade, Transportation, Utilities	37,362	93.9	100.0
	Information	62,482	--	100.0
	Financial Activities	61,884	85.1	100.0
	Professional and Business Services	52,386	94.2	100.0
	Education and Health	44,829	98.6	100.0
	Leisure and Hospitality	16,055	88.1	100.0
	Other Services	25,847	96.3	100.0
Public Administration	44,462	88.3	100.0	

<sup>a</sup> County is not part of the Southeastern Wisconsin Region.

<sup>b</sup> Data not available.

Source: Wisconsin Department of Workforce Development and SEWRPC

contaminated sites identified by the WDNR are former or existing gas stations, farms, or small industrial sites. No environmentally contaminated sites were identified by the participating local governments as having a high potential for redevelopment.

In 2016, Washington County conducted an inventory of potential brownfield sites, defined as abandoned, idle, or underused industrial or commercial properties where redevelopment is hindered by known or suspected environmental contamination. Economic Development Washington County (EDWC) regularly reviews these sites and prioritizes these properties based on a set of criteria focused on advancing redevelopment of the properties with as little risk as possible. Sites are considered ready for development if they are listed and

**Table 10.9**  
**Median Household Income in Washington County Communities: 1989-2014**

Community	1989		1999		2014		Percent Change 1989-2014	
	Reported Dollars	2014 Constant Dollars	Reported Dollars	2014 Constant Dollars	Reported Dollars	2014 Constant Dollars	Reported Dollars	2014 Constant Dollars
<b>Cities</b>								
Hartford	28,092	52,979	46,553	64,806	56,536	56,536	101.3	6.7
West Bend	34,337	64,756	48,315	67,259	56,829	56,829	65.5	-12.2
<b>Villages</b>								
Germantown	42,083	79,364	60,742	84,559	74,865	74,865	77.9	-5.7
Jackson	30,858	58,195	53,990	75,159	53,212	53,212	72.4	-8.6
Kewaskum	33,306	62,812	49,861	69,411	57,885	57,885	73.8	-7.8
Newburg	33,500	63,178	57,024	79,383	52,976	52,976	58.1	-16.1
Richfield	51,143	96,451	72,809	101,357	91,014	91,014	78.0	-5.6
Slinger	30,965	58,397	47,125	65,603	64,522	64,522	108.4	10.5
<b>Towns</b>								
Addison	39,707	74,883	56,875	79,176	74,464	74,464	87.5	-0.6
Barton	41,675	78,595	64,861	90,293	70,202	70,202	68.5	-10.7
Erin	47,439	89,465	74,875	104,233	91,442	91,442	92.8	2.2
Farmingtown	40,685	76,728	61,667	85,847	78,047	78,047	91.8	1.7
Germantown	43,486	82,010	75,000	104,408	74,583	74,583	71.5	-9.1
Hartford	42,437	80,032	69,896	97,302	75,330	75,330	77.5	-5.9
Jackson	48,504	91,474	64,070	89,192	90,197	90,197	86.0	-1.4
Kewaskum	36,771	69,346	59,500	82,830	67,222	67,222	82.8	-3.1
Polk	42,425	80,009	62,933	87,609	83,776	83,776	97.5	4.7
Trenton	41,448	78,167	66,213	92,175	76,125	76,125	83.7	-2.6
Wayne	36,136	68,149	61,033	84,964	84,625	84,625	134.2	24.2
West Bend	35,000	66,007	73,333	102,087	67,447	67,447	92.7	2.2
Washington County	38,431	72,477	57,033	79,396	67,650	67,650	76.0	-6.7
Southeastern Wisconsin	32,146	60,624	46,308	64,465	54,266	54,266	68.8	-10.5
Wisconsin	29,442	55,525	43,791	60,961	52,738	52,738	79.1	-5.0
United States	30,056	56,683	41,994	58,460	53,482	53,482	77.9	-5.6

Source: U.S. Bureau of the Census and SEWRPC

available, exhibit clear ownership, environmental due diligence has been completed, have the commitment of experienced public partners, and if government incentives are available and understood. More information on brownfield remediation programs in the County is provided in Section 10.3 of this chapter.

### 10.3 ECONOMIC DEVELOPMENT ORGANIZATIONS AND PROGRAMS

#### General Economic Development Organizations and Programs

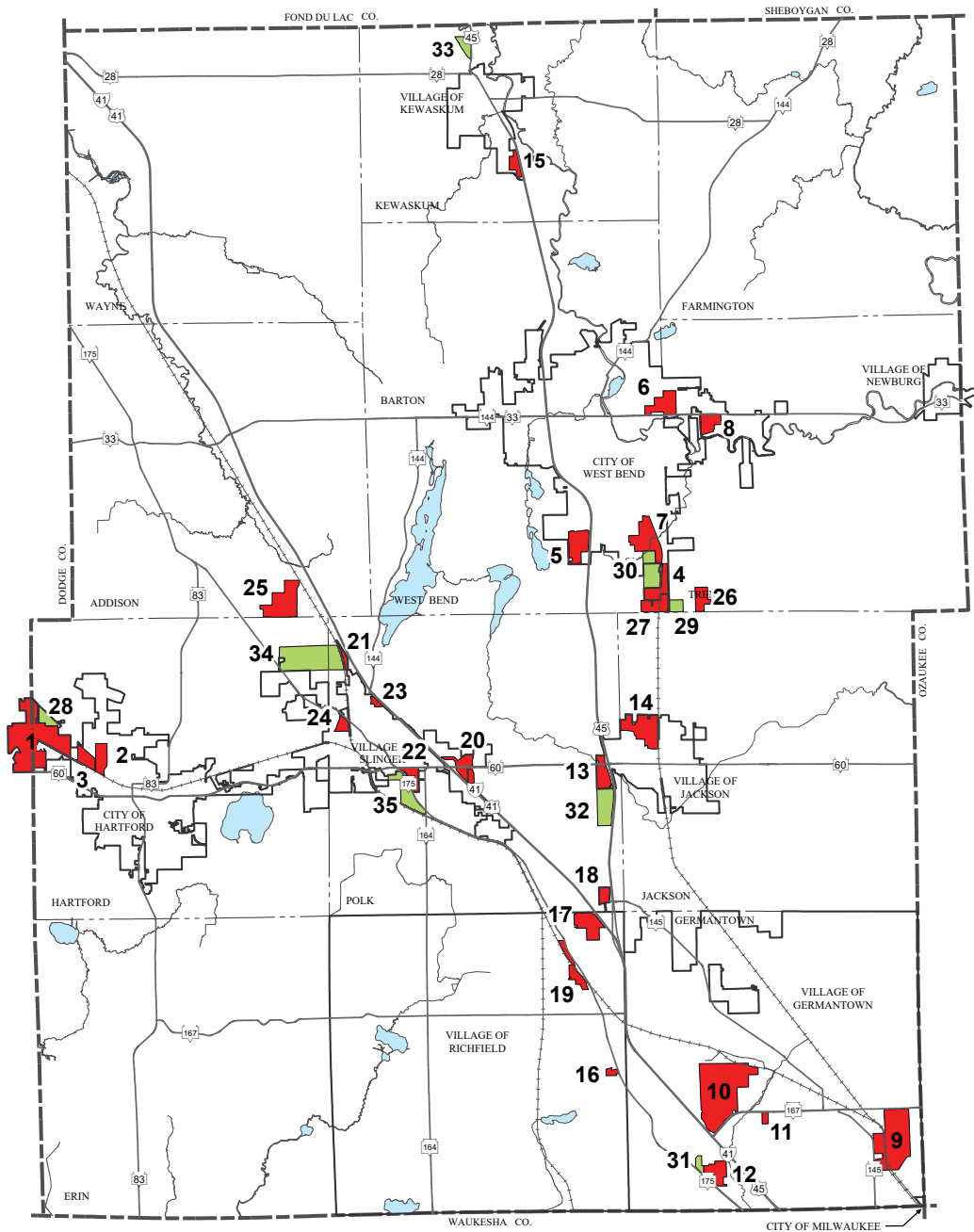
A number of economic development organizations and programs have been established to assist in the establishment, retention, and expansion of area businesses. A summary of each of these economic development organizations and programs follow.

#### ***Economic Development Washington County***

EDWC is an independent economic development organization fueling growth businesses for the creation of quality jobs and economic prosperity countywide. EDWC accomplishes this through a focus on existing business development consulting, engaging in driver-industry business attraction, supporting qualified start-up enterprises, and serving as a central voice on economic development matters. EDWC's website [www.BusinessReadyWI.com](http://www.BusinessReadyWI.com) is designed as a user-friendly growth platform offering business decision support, key location data, incentive information, and other tools necessary to drive success.

## Map 10.2

### Existing and Proposed Business Parks in Washington County: 2016



- EXISTING BUSINESS PARK
- PROPOSED BUSINESS PARK
- 23** REFERENCE NUMBER  
(SEE TABLE 10.10)



0 1 2 3 Miles

Source: Local Governments and SEWRPC

**Table 10.10**  
**Existing and Proposed Business Parks<sup>a</sup> in Washington County: 2016**

<b>Existing Business Parks</b>				
<b>Number on Map 10.2</b>	<b>Community</b>	<b>Name</b>	<b>Acres</b>	<b>No. Vacant Parcels<sup>b</sup></b>
1	City of Hartford	Dodge Industrial Park	637	14
2		Hartford Industrial Park	86	0
3		Western Industrial Park	70	0
4	City of West Bend	Rusco Road Industrial Park	104	4
5		West Bend Corporate Center	145	15
6		West Bend Industrial Park – East	136	4
7		West Bend Industrial Park – South	204	1
8		Wingate Creek Business Center	83	4
9	Village of Germantown	Germantown Business Park	470	7
10		Germantown Industrial Park	672	7
11		Stonewood Business Park	19	2
12		Willow Creek Business Park	111	5
13	Village of Jackson	Cedar Creek Business Park	96	0
14		Jackson Northwest Business Park	222	6
15	Village of Kewaskum	Trading Post Business Park	51	3
16	Village of Richfield	Beechwood Industrial Park	20	1
17		Endeavor Business Park	139	16
18		Helsan Business Park	47	1
19		Strohwig Industrial Park	86	6
20	Village of Slinger	Industrial Sites #1, #2, and #6 (Slinger Crossroads Center)	110	6
21		Industrial Site #3	26	3
22		Industrial Sites #4 and #7 (Meadowood Business Park and Slinger Business Park)	64	3
23		Industrial Sites #5 and #10	19	4
24		Industrial Sites #8 and #9 (Seven Hills Business Park)	40	0
25	Town of Addison	St. Lawrence Industrial Park	237 <sup>c</sup>	4
26	Town of Trenton	Trenton Industrial Park	76	9
27	Town of West Bend	River Road Industrial Park <sup>d</sup>	95	2
<b>Existing Business Park Total</b>			<b>4,065</b>	<b>127</b>

<b>Proposed Business Parks</b>			
<b>Number on Map 10.2</b>	<b>Community</b>	<b>Name</b>	<b>Acres</b>
28	City of Hartford	Dodge Industrial Park Expansion	54
29	City of West Bend	Proposed CTH NN Business Park	43
30		West Bend Industrial Park-South Expansion <sup>e</sup>	153
31	Village of Germantown	Willow Creek Business Park Expansion	27
32	Village of Jackson	Cedar Creek Business Park Expansion	151
33	Village of Kewaskum	Proposed Business Park Development	55
34	Village of Slinger	Proposed Business Park Development-North	392
35		Proposed Business Park Development-South	131
<b>Proposed Business Park Total</b>			<b>1,006</b>

<sup>a</sup> Includes office, business, and industrial parks with a minimum size of 10 acres that are either partially or fully developed with buildings, or where public sewer and water infrastructure has been installed.

<sup>b</sup> Number of vacant parcels as of April 2016.

<sup>c</sup> The existing portion of the St. Lawrence Industrial Park is 32 acres; however, lands to the north and east currently being used for nonmetallic mining purposes are also included. Lands being used for mining purposes are planned to be reclaimed and redeveloped for industrial and business park use when mining operations are completed.

<sup>d</sup> The River Road Industrial Park is located in the City and Town of West Bend cooperative planning area.

<sup>e</sup> The proposed site is currently located in both the City of West Bend and Town of West Bend, and is included in the City and Town of West Bend planning area.

Source: Economic Development Washington County, Local Governments, and SEWRPC

### Washington County Revolving Loan Fund (RLF)

The Wisconsin Community Development Block Grant (CDBG) Program, administered by the Wisconsin Department of Administration, provides local government with funds to use for economic development, more specifically, for business start-ups and expansion. These funds, received from the U.S. Department of Housing and Urban Development (HUD), are used to provide grants to local units of government that use the funds to loan to a business. The business, in return for use of the public funds, provides private investment towards the assisted activity and most importantly creates job opportunities, principally for the benefit of low and moderate income people.

When a business repays the community the loan (principal and interest payments), the funds are used to capitalize a local. With the RLF, the community can make additional loans to businesses wishing to expand or locate in the community. These loans typically range from a minimum of \$100,000 to a maximum of \$300,000. When successfully administered, the community's revolving loan fund can expand the amount in its RLF to an amount in excess of the original amount it was able to retain. This happens when the community exercises due diligence by performing a thorough credit analysis to determine business viability and adequately securing and servicing the loan. In administering a RLF, a community becomes a "bank" and accepts responsibilities similar to that of a commercial lender when it makes a CDBG or RLF loan to a business.

Washington County has established a RLF Program, which is administered by EDWC. Eligible applicants include manufacturing and related distribution businesses and service businesses that wish to establish a new operation or expand an existing operation in the County. The typical loan is used for acquisition of real estate, machinery, equipment, fixtures, and/or working capital. Other uses, which may be permitted under certain circumstances, are not encouraged. Under no circumstances may the loans be used for refinancing. There were 11 businesses participating in the RLF Program in 2013.

To be eligible for funding, a proposed project must meet all of the following minimum requirements:

- Private Funds Leveraged – The applicant must leverage a minimum of one dollar of private sector investment for every one dollar of RLF funds requested. Private sector investment is defined as financing from a private lending institution, public sector business loan programs other than the CDBG Program, or new equity that is injected into the business as a part of the expansion project. Higher leverage may be required at the discretion of the RLF Committee.
- Cost Per Job Created – A minimum of one full-time permanent or one full-time equivalent (defined as 2,080 hours/year) determined at the discretion of the Committee, must be created or retained for every \$35,000 of RLF funds requested. Preference shall be given to projects creating full-time permanent positions at the Committee's discretion. The Committee may require lower job cost if warranted, (i.e., taking into consideration type of jobs, hourly wage, etc.).
- Financial Feasibility and Business Viability – The applicant must demonstrate that the proposed project is viable and that the business has the economic ability to repay the funds.
- Low-and Moderate-Income (LMI) Benefit – Each project must demonstrate that it meets the HUD CDBG-ED national objective of benefiting LMI people. In complying with these objectives, the project shall create jobs, of which at least 51 percent will be held by, or made available to, LMI people. Jobs will be considered "made available to LMI people" if:
  - The created jobs either do not require special skills/education beyond high school or the borrower agrees to hire unqualified people and provide training.



- The borrower documents that it has taken actions to ensure that at least 51 percent of LMI people were “hired or received first consideration” for filling such jobs.<sup>88</sup>
- Compliance with Applicable Laws – Applicants shall comply with all applicable local, State, and Federal laws and codes.
- Project Completion – All projects shall be completed within 24 months and all jobs shall be created and/or retained within 36 months from the date of the RLF loan approval. All jobs shall be maintained for a minimum of 24 months.
- Federal Anti-Piracy – The borrower must certify that it does not have immediate plans to relocate jobs from another “labor market area” (LMA) in direct violation of HUD’s CDBG Anti-Piracy regulations. Washington County’s LMA is defined as the Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area (MSA), geographically defined by the U.S. Office of Management and Budget.
  - In areas not subject to job relocation restrictions, the job is to be relocated within three years from the date of the loan closing, or the time period within which jobs are to be created as required by the loan agreement if that period is longer than three years.

#### Washington County Impact Revolving Loan Fund

EDWC, on behalf of Washington County, administers a highly flexible loan program designed to assist with eligible business expansion projects that will have a significant impact to Washington County. While smaller loans are possible, loan participation is typically larger in size (\$250,000 to \$500,000) in order to support more impactful economic development projects and funds are loaned at a low interest rate. Principal and interest repaid by those businesses with loans are reinvested back into the fund to be lent out again, making it a RLF.

The funds are primarily partnered with existing private lenders to structure appropriate yet aggressive financing assistance for existing business investment and high-quality job creation in the County. As a secondary objective, the funds may be used to realize relocation/attraction opportunities. Specific eligible uses may include acquisition of land/buildings, demolition, construction, purchase of equipment, research and development, securing intellectual property, employee training, marketing of new products, and employee recruitment/transfer.

To qualify as an impact project, the business must be a viable private enterprise with at least one year of financial history and be engaged in growth activity supporting significant return to the tax payers of Washington County. This may be demonstrated through one or more of the following means: quality job creation, quality job retention, property tax revenue, new technology and equipment investment, productivity investments, creating wealth, sales tax revenue, and development of new workforce skills. Applicants must prove that they have sought and secured private funding necessary for majority financing of the project. This program is especially targeted to the following types of existing businesses: driver industries that export outside of Washington County; growth companies with earnings that increase at rates faster than the overall economy; and businesses positioned for success through innovation, high quality, technology, and high performance. Typical project total now invested will exceed \$2,000,000.

Interest rates are determined on a case-by-case basis to balance project risk and return. While amortization is also determined case-by-case, typical standards utilized by EDWC’s RLF Committee include 5 to 10 years for equipment, 5 to 15 years for real estate, and 2 to 3 years for working capital. Deferrals may be allowed case-by-case with no pre-payment penalties. There are no provisions for principal forgiveness.

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<sup>88</sup> Received “first consideration” means the borrower must document and use a hiring practice that, under usual circumstances results in:

- At least 51 percent LMI people interviewed for created jobs
- The reasonable expectation of at least 51percent LMI people being hired
- Part of the borrower’s hiring practice must include the posting of available jobs with Waukesha-Ozaukee-Washington (WOW) Workforce Development Center or the WOW Workforce Development Board

### Washington County Attraction Fund

Washington County's Board of Supervisors has set aside funds to be selectively utilized in support of attracting companies both new to the County and creating substantive quality jobs. The program is administered by EDWC, underwriting being completed by EDWC, and the final award decision to be made by the County Board. The incentive may be structured as either a grant or loan, although a loan is preferred. If structured as a loan, eligible businesses may receive up to \$20,000 per job created for a maximum of \$500,000. If structured as a grant, eligible businesses may receive up to \$4,000 per employee for a maximum of \$500,000. Funding may be provided up-front via a performance-based forgivable loan structure. See terms under the Impact RLF section for details on how the loan may be structured.

### West Bend Revolving Loan Fund

The City of West Bend has developed a RLF to assist businesses wishing to expand or relocate in the City. The RLF is designed to serve as gap financing, providing low interest loans typically in the amount of \$20,000 to \$100,000. Eligible requirements are the same as those for the Washington County RLF, and include manufacturing and related distribution businesses and service businesses. The West Bend RLF is administered through the EDWC.

### ***Wisconsin Economic Development Corporation (WEDC)***

The Wisconsin Department of Commerce (DOC) was dismantled and WEDC became the lead economic development agency in the State of Wisconsin in 2011. WEDC is a public/private entity created to support business growth and job creation in the State. The organization collaborates with regional, local, and private partners to develop strategies and offer funding opportunities to accelerate the five key Catalysts of Growth identified by WEDC, including strategic economic competitiveness, business development, community and economic opportunity, brand development and strategy, and operational and fiscal excellence.

WEDC offers several programs to support business development and growth. The following is a summary of these programs:

#### The Business Development Tax Credit (BTC) Program

The BTC Program was created to support job creation, capital investment, training, and the location or retention of corporate headquarters in the State by offering refundable tax credits that can reduce participating companies' Wisconsin State income tax liability, or produce a tax refund. Eligible applicants are businesses located in, or relocating to, Wisconsin if the business's net employment in the State increases each year for which the business claims tax credits. Evaluation of all BTC applications will include, but is not limited to, the following factors:

- Whether the project might not occur without the allocation of tax credits
- The extent to which the project will contribute to the economic growth of Wisconsin
- The extent to which the project will increase employment in Wisconsin
- The extent to which the project will increase geographic diversity of available tax credits throughout Wisconsin
- The financial soundness of the business
- Any previous financial assistance that the business received from the DOC or WEDC

#### Certified in Wisconsin Program

WEDC's Certified in Wisconsin Program accelerates the development of industrial sites by certifying sites to provide faster turnaround times, quick approvals, and low risk. Certification of each site includes collecting key reviews, documents, and assessments most commonly required prior to developing a site for industrial uses. The West Bend Corporate Center, located in the City of West Bend, is the only Washington County site participating in the Certified in Wisconsin Program.

### Workforce Training Grants

WEDC administers State-funded workforce training grants to businesses to upgrade or improve the job-related skills of their full-time employees. Awarded grants will improve workforce retention and create opportunities for businesses to expand into new markets and technology. Eligibility for a grant is considered via a number of factors, including, but not limited to:

- Training shall be related to a specific project
- The extent to which the project will retain or increase employment in Wisconsin
- The extent to which the project will contribute to the economic growth of Wisconsin
- Whether the project will be located in an economically distressed area and/or a rural area
- The financial soundness of the business
- Any previous financial assistance that the business received from the former DOC or WEDC

### Capital Catalyst Program

WEDC developed the Capital Catalyst Program to make seed grants available to highly structured and well-funded organizations or communities dedicated to stimulating entrepreneurship. Grants range from \$50,000 to \$500,000 to approved organizations that have existing seed funds in place, or the ability to create such funds. Upon awarding Capital Catalyst funds, local agencies may choose to provide grants, debt, and/or investments in startups and early-stage and innovative small businesses that operate in their region. Any loan repayments and returns on investment stay with the local partner to fund additional startups and support services. Milwaukee 7 (M7) is a recipient of Capital Catalyst Program and uses the monies to fund the M7 Venture Capital Fund (VCF).<sup>89</sup> See [inwisconsin.com/grow/assistance/](http://inwisconsin.com/grow/assistance/) for a current and complete list of support programs.

### ***The Milwaukee 7***

M7 is a council of representatives from the seven Southeastern Wisconsin Counties – Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The council, made up of about 56 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. M7 is engaged in efforts focusing on regional strategic planning for economic development. Among the council's goals are to compile comprehensive information about the Region, creating a way for businesses to tap easily into data that can help them plan expansion or location decisions, identifying "clusters" of industries well suited to the area, and creating jobs to retain more Wisconsin college graduates.

In April 2007, the M7 released its Strategic Framework, which presents a vision for the Region and a plan to achieve that vision. The Strategic Framework identifies the Region's assets that pose a unique opportunity for the Region's long-term prosperity; identifies "Regional Export Drivers," which are industries that drive the export of goods and services beyond our regional borders; maps opportunity zones; and outlines a strategic agenda for each of the Regional Export Drivers. The M7 resource center and Strategic Framework are found on the M7 website ([www.mke7.com](http://www.mke7.com)).

M7 offers several funding opportunities and programs to assist in business development and growth. The following is a summary of these programs and funding opportunities:

### M7 Venture Capital Fund

M7 launched the M7 VCF to provide capital to companies in the form of loans, equity or loan to equity with grant support for financing assistance, market analysis, and other support services. The VCF is supported through the WEDC Capital Catalyst Program. VCF loans, provided in amounts ranging from \$50,000 to \$125,000, are intended to help companies achieve measurable business development milestones including feasibility assessments, product development, and market validation. Targeted companies for the fund include the following:

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<sup>89</sup>A description of the M7 VCF can be found in the following section titled, "The Milwaukee 7".

- Early stage companies that are recent graduates of accelerator programs and are in a good position for investor funding and/or customer acquisition
- Early stage companies that require further proof-of-concept and/or product development to secure investor funding and/or product and market validation
- Growth stage companies that require capital for facilities, equipment expansion, or marketing and sales assistance to facilitate rapid revenue growth
- Growth stage companies that require capital for new product development, testing, certification, etc.

#### Milwaukee 7 Export Development Grant Program

M7, in collaboration with JPMorgan Chase, is offering the Export Development Grant Program to help companies and manufactures selling proprietary product lines or offering services to grow in international trade. The grant program will match funds up to \$5,000 to companies in Southeastern Wisconsin to take advantage of opportunities in international markets and to overcome obstacles. Both companies starting to export or those companies growing in existing international markets are eligible. Since 2015, the grant program has awarded \$243,000 in funding to 65 companies to assist them in growing their export business. Twenty-five of these companies have completed various projects and have reported new export sales resulting from the grant totaling \$9.6 million. In light of the success, JPMorgan Chase pledged an additional \$150,000 for the fund in May of 2017.

#### Marshaling Our Resources

The M7 Marshaling our Resources Program fosters an entrepreneurial ecosystem that, through collaboration with fellow entrepreneurs, will support an increase in startup activity by leveraging shared assets and sharing problem-solving methods. The structure to create the support system consists of the following groups:

- The Entrepreneurial Advisory Council – Includes dedicated volunteers that represent the broad range of stakeholders that will come together to collectively create a shared vision for the ecosystem while guiding the activities and monitoring the progress of the working groups.
- The Facilitation Team – Includes individuals from existing support organizations to coordinate and guide the activities of the resulting sustaining structure and working groups. This includes establishing agendas, organize meetings, issuing reports, maintaining timelines, and keeping the Advisory Council focused on responsibilities.
- The Working Groups – A working group will consist of volunteers drawn together from the Advisory Council and other top area talent to clearly identify problems, agree on possible solutions, and develop business plans to implement these solutions. Four working groups have been created thus far to address previously identified critical issues:
  - Coordination of support
  - The need for mentor/board support from area corporations
  - The need for increased of seed funding
  - The need to create a structure to ensure the initiative endures

#### The Milwaukee 7 Talent Partnership

The M7 Milwaukee Talent Partnership was created to connect high-growth industry clusters to talent resources. The partnership has established two goals:

- Addressing immediate talent needs for business by connecting businesses to staffing companies and colleges

- Developing the talent pipeline through the Partnership’s GROW HERE campaign, which brings businesses and students together by facilitating career-based learning experiences to better prepare young people to enter and succeed in the workforce

#### Business Call Program

M7’s Business Call Program provides one-on-one visits with CEOs to uncover company-specific growth opportunities and threats, and serve as the starting point for a data-based approach to address them.

#### ***Washington-Ozaukee-Waukesha (WOW) Workforce Development Board***

The WOW Workforce Development Board was established in response to the Workforce Investment Act of 1998 (WIA). The WOW Workforce Development Board is a private, non-profit corporation dedicated to providing workforce development services to residents and business of Washington, Ozaukee, and Waukesha Counties. The WOW Workforce Development Board works in collaboration with County and local elected officials, economic development corporations, and businesses to address workforce issues. The WOW Workforce Development Board is dedicated to finding solutions to local workforce needs through long-term planning and timely responses to the changing economy.

The Workforce Innovation and Opportunity Act (WIOA) was signed into law and replaced the WIA in 2014, ushering in considerable changes, while preserving many of the best practices from the WIA. In 2015, WOW Workforce Development Board developed a strategic plan to address many of the changes occurring as a result of the WIOA.

The WOW Workforce Development Board has several programs available. The following is a summary of these programs:

#### WorkIT

The WorkIT Program is funded by the U.S. Department of Labor’s H1-B TechHire Partnership Grant and is intended to reduce the dependence of American companies on skilled workers from other counties. The program’s objective is to train 456 individuals from Southeastern Wisconsin between 2017 and 2021 in advanced manufacturing, information technology, and healthcare industries. The program will target residents 17 to 29 years of age who are unemployed or underemployed with barriers to employment.

#### On-The-Job Training Program

The On-The-Job Training Program provides funding to employers to help offset the cost of training new employees. Businesses can receive a wage reimbursement of up to 50 percent of the new employee’s wages during the training period. The length of the training period depends on the amount and complexity of the training needed to bring the worker to the desired skill level. To be eligible the job should meet or exceed minimum wage requirements; the job trained for must have transferable skills and not be seasonal or temporary; and contracts must be completed and approved prior to the new hire’s first day of work.

#### Division of Vocational Rehabilitation (DVR)

The DVR is a State program designed for people with disabilities to obtain, maintain, and improve employment. WOW Workforce Development Board provides individuals with assistance on job preparation, job development, job placement, employment readiness assessments, and temporary work experience/job shadowing.

#### Rapid Response

WOW Workforce Development Board developed a rapid response team to assist employees who are affected by business closings and mass layoffs. The rapid response team works with employers and any employee representatives to determine the best strategies to match current employees (based on factors such as education, skills, and needs) to new employment opportunities.

#### WIOA Adult and Dislocated Worker Program

The objective of the Adult and Dislocated Worker Program is to assist laid-off workers and eligible adults in obtaining full-time employment in a job compatible with the worker’s capabilities and interests at a competitive wage. Participation in the program requires the worker to commit to intensive efforts toward

obtaining full-time employment. Program staff develops an Individual Employment Plan (IEP) with each participant that identifies the full-time employment objectives and steps to achieve the objectives. The IEP specifies the occupational goals of the enrollee, based on assessment, testing, and individualized counseling. Activities and services for adults and dislocated workers include, but are not limited to, adult literacy and vocational training, career counseling, English as a second language, job fairs and recruitment events, transportation, and childcare assistance.

#### EmployMENT NOW!

The WOW Workforce Development Board provides WOIA eligible youths, ages 16 through 24, intensive case management and WOW Workforce Development Board program elements to create a customized individual employability plan to assist in developing of soft skills, workplace competencies, career exploration, occupational training, and job placement/retention. Target youths include low-income youth with at least one barrier to employment, such as pregnancy or foster care.

#### Windows to Work

The Windows to Work Program helps offenders successfully transition from incarceration back to their communities and reduce recidivism rates. Windows to Work case managers provide continuous, intensive services pre- and post-release by offering participants a range of employment and training services and connecting them to housing, mental health, substance abuse, and educational resources.

#### **Tax Increment Financing**

Wisconsin's Tax Increment Finance (TIF) Program was approved by the Legislature in 1975. Its purpose is to provide a way for a city or village to promote tax base expansion. TIF is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. The TIF law was amended in 2004 to allow towns to participate in the TIF Program. Towns may initiate TIF projects involving the agricultural, forestry, manufacturing, and tourism industries (recreational and vacation camps, recreational vehicle parks and campgrounds, racetracks, dairy product stores, and public golf courses) as defined in Section 60.85 of the *Statutes*.

When a TIF is created the aggregate equalized value of taxable and certain municipality-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs public improvements, and property taxes generally increase. Taxes paid on the increased value are used to pay for improvements funded by the community. This is the Tax Increment. It is based on the increased values in the Tax Increment District (TID) and levies of all the taxing jurisdictions that share the tax base. Other taxing jurisdictions do not benefit from taxes collected on value increases until project costs have been recovered and the TID is retired. At this point, the added value is included in the apportionment process and all taxing jurisdictions share the increase in property value. Washington County had 23 TIF districts in 2017, which are listed in Table 10.11 and shown on Map 10.3. All TIF districts in the County are either in a city or village, there are no TIF districts in any of the towns. Local governments with TIF districts include the Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger.



**This business is located within a TIF district in the City of West Bend.**

TIF can also be used as a mechanism to facilitate the development of affordable workforce housing. TIDs can be created expressly to fund investments in affordable housing, with the housing development being the capital investment intended to spur community revitalization. TIDs can also be set up principally to fund infrastructure or other public improvements intended to stimulate economic revitalization with affordable housing development or preservation funded as a secondary activity to help prevent displacement of residents due to higher taxes and increased rents or home prices resulting from higher property values. Some states and municipalities have passed legislation to require that a minimum portion of TIF revenue go toward affordable housing development. Wisconsin TIF legislation was amended in

2009 to allow municipalities to extend the life of a TID for one year after paying off the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock.

Comprehensive Economic Development Strategy (CEDS)

The Regional Economic Partnership (REP), M7, WEDC, and SEWRPC worked together during 2014 and 2015 to develop a CEDS for the Southeastern Wisconsin. A CEDS is designed to bring together the public and private sectors to develop a strategic plan to diversify and strengthen the Region's economy. The CEDS has been adopted by each of the seven county boards in the Region, including the Washington County Board of Supervisors, and was adopted by the Commission in December 2015.

The CEDS is intended to do the following:

- Provide a basis for a more widespread understanding of the ongoing economic development work program in the Region, which draws heavily from the work of the M7 organization
- Meet the requirements of the U.S. Economic Development Administration (EDA) for such economic development work, thereby buttressing efforts to secure Federal funding for projects that have a focus and impact on advancing economic development that will benefit economically distressed areas in the seven county Region

**Table 10.11**  
**Active Tax Incremental Finance Districts in Washington County Communities: 2017**

Number on Map 10.3	Community	Acres <sup>a</sup>	Year Created
1	City of Hartford TIF #6	14.0	2008
2	TIF #7	13.7	2011
3	TIF #8	25.5	2013
4	City of West Bend Business Improvement District	51.7	--
5	TIF #3	591.9	1995
6	TIF #4	89.2	1997
7	TIF #5	9.8	1998
8	TIF #6	24.8	1999
9	TIF #7	162.4	1999
10	TIF #8	63.2	1999
11	TIF #9	7.3	2003
12	TIF #10	36.7	2004
13	TIF #11	99.4	2005
14	TIF #12	56.6	2008
15	TIF #13	30.3	2011
16	Village of Germantown TIF #4	428.1	1994
17	TIF #6	201.0	2014
18	Village of Jackson TIF #2	118.1	1992
19	TIF #4	176.8	1995
20	TIF #5	66.6	2014
21	Village of Kewaskum TIF #2	90.0	2005
22	Village of Slinger TIF #4	144.3	2015
23	TIF #5	11.5	2016
<b>Total</b>		<b>2,512.9</b>	<b>--</b>

<sup>a</sup> Does not include street rights-of-ways.

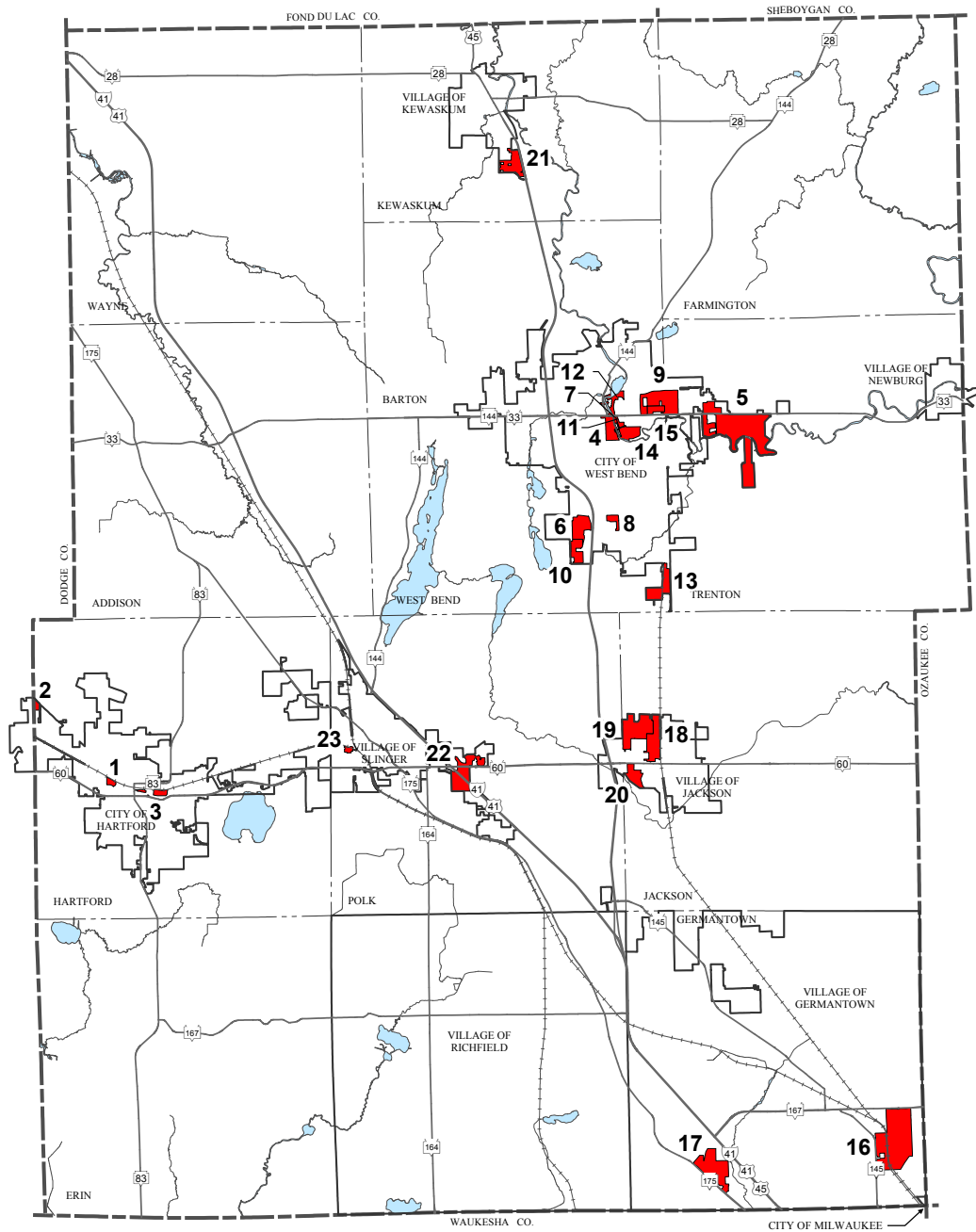
Source: Washington County and SEWRPC

Counties and communities that include an economically distressed census tract can apply for EDA Public Works and Economic Adjustment grants, based on the adopted CEDS, if those grants will benefit residents of economically distressed areas. These programs provide funding for infrastructure projects, revolving loan funds, and other business assistance programs. In addition, other Federal agencies look favorably on joint/regional planning efforts when reviewing proposed projects and grant requests. Map 10.4 shows the economically distressed areas in the Region. There were no distressed areas in Washington County as of 2017.

The CEDS planning process brought together diverse interests, including both public and business interests, to develop a strategic plan for strengthening the Regional economy and a plan of action to carry out the strategies. In addition, the CEDS also provides the following:

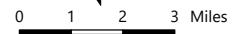
- A Regional perspective for identifying and capitalizing on economic advantages, including strategies to reduce unemployment and increase incomes in the Region
- A more widespread understanding of the Region's economic development work program, including an opportunity for public review and input
- A forum for identifying and prioritizing investment projects

**Map 10.3**  
**Tax Incremental Finance Districts in Washington County: 2017**



TAX INCREMENTAL FINANCE DISTRICT


**13** REFERENCE NUMBER  
 (SEE TABLE 10.11)



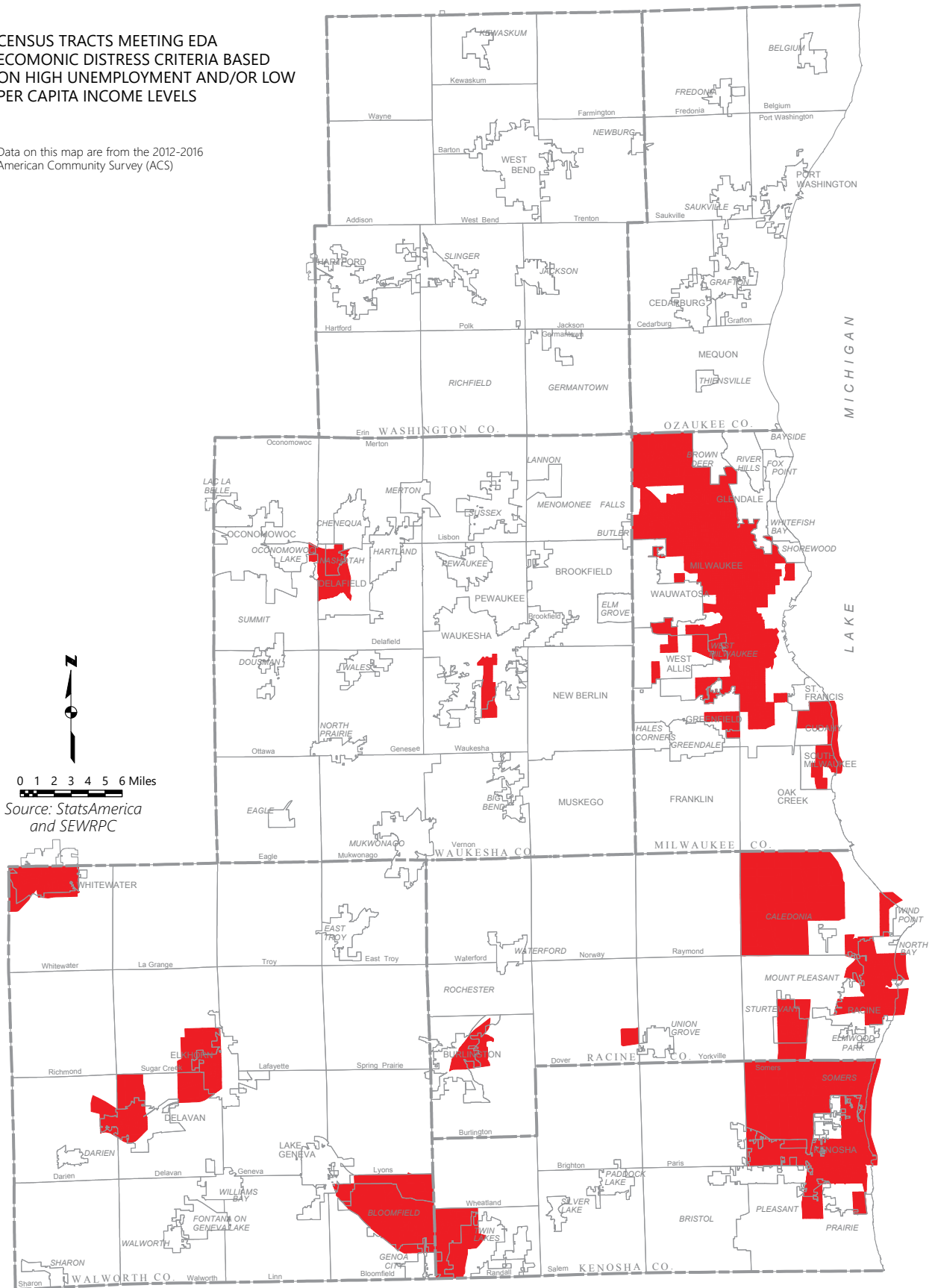
Source: Local Governments and SEWRPC



## Map 10.4 Economically Distressed Areas in the Region: 2017

 CENSUS TRACTS MEETING EDA ECONOMIC DISTRESS CRITERIA BASED ON HIGH UNEMPLOYMENT AND/OR LOW PER CAPITA INCOME LEVELS

Note: Data on this map are from the 2012-2016 American Community Survey (ACS)



## Additional Grants and Programs

Information on additional economic development grants and programs is provided in Table 10.12.

### **Brownfield Remediation Grants**

The comprehensive planning law places an emphasis on the remediating and reusing of environmentally contaminated, or brownfield, sites. Brownfields are defined as abandoned, idle, or underused industrial or commercial properties where redevelopment is hindered by known or suspected environmental contamination.

### ***Washington County Site Redevelopment Program***

In 2013, Washington County and EDWC formed a Redevelopment Coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield, and Village of Slinger and was awarded a FY2014 Brownfield Assessment Grant of \$600,000. This County and EDWC-led Redevelopment Coalition was the first of its kind in Wisconsin to receive a U.S. Environmental Protection Agency (US EPA) grant and is unique in its depth of partnership with local and State economic development organizations. In an effort to effectively redevelop and revitalize brownfield sites throughout the County, a Site Redevelopment Steering Committee was created to oversee implementation of the grant. The grant funds will be used to perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans for select sites, and perform community outreach and education related to brownfields. Table 10.13 lists projects funded by the Washington County Site Redevelopment Program's initial grant.

In 2017, the US EPA announced that Washington County was selected along with 172 communities across the Nation to receive additional funding for brownfield site revitalization. A \$600,000 US EPA Community-Wide Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields was awarded to advance the County's Site Redevelopment Program. This grant will continue to provide the County and its Coalition partners with a wide range of economic benefits, which include an increased tax base as well as increased employment opportunities for area residents.

The 2017 grant will focus on assessments of six priority redevelopment areas, including reuse planning for at least three areas containing multiple brownfield sites. The grant will provide an opportunity to integrate site revitalization with major infrastructure projects that will serve as a catalyst for redevelopment in these priority areas. The six priority redevelopment areas include:

- City of Hartford – Northern Downtown Revitalization Area (31 parcels) that are within a block of the Rubicon River and near or immediately adjacent to residential neighborhoods
- Village of Jackson – Historic Downtown/Railroad Corridor (9 parcels) identified in the Opportunity Analysis & Redevelopment Plan completed in March 2017
- Village of Slinger – Central Downtown Area (16 parcels) is roughly 30-acres near the center of the Village
- Village of Richfield – Northeast Corridor (12 parcels) identified in the Northeast Corridor Opportunity Analysis completed in 2016
- City of West Bend – Barton Village Area including 3 main former industrial brownfield sites near the Milwaukee River and the Eisenbahn State Trail
- City of West Bend – South Eisenbahn Trail Area (5 parcels) along an industrial corridor development adjacent to the former rail line

The Site Redevelopment Program received the 2017 Planning Excellence Award from the American Planning Association-Wisconsin Chapter.

The work of the Site Redevelopment Program aligns with the Washington County Strategic Goal of Economic Growth and Vitality by creating a safe, business-friendly, and sensibly regulated environment that stimulates business development and increases the tax base along with providing a secure, attractive, and desirable

**Table 10.12  
Additional Economic Development Programs and Grants Available in Washington County**

Program or Grant Name	Description
Wisconsin Economic Development Corporation (WEDC)	
Industrial Revenue Bond (IRB) Program	Program that provides funding to all Wisconsin cities, villages, and towns to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects at, primarily, manufacturing facilities. IRBs are municipal bonds, but not general obligations of the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue.
Technology Development Loan (TDL)	The TDL Program was established to assist Wisconsin businesses that have developed technological innovations with the potential to provide significant economic benefit to the State. This program is designed to assist the business in bringing the new technology to commercialization. Any Wisconsin business or consortium can apply for TDL funds. Eligible activities include acquisition of land, buildings, and equipment; working capital; and new construction.
Minority Business Development Fund	The Minority Business Development Fund offers grants for start-up, expansion, or attraction projects. To qualify for the fund, applicants must be not-for-profit, minority business associations that provide business training and technical assistance and/or serve the minority and underserved business community.
Qualified New Business Venture (QNBV)	The QNBV Program was created to encourage equity investment in technology-based businesses in Wisconsin. The program provides tax credits to eligible Angel and Venture Fund investors who make cash equity investments in qualified early-stage businesses. Investors receive 25 percent of the value of the investment made in the certified company in the form a Wisconsin income tax credit.
Center for Technology Commercialization	
Small Business Innovative Research (SBIR)	The SBIR provides funding for higher risk, early-stage products and technologies. The SBIR Program was established to stimulate technological innovation, use small businesses to meet Federal research and development (R&D) needs, encourage the participation of disadvantaged and minority people in technological innovation, and increase private sector development through Federal sponsorship.
Small Business Technology Transfer (STTR)	The STTR Program is a joint research effort between a small business and a nonprofit research institution or Federally funded Research and Development (R&D) center. The STTR provides funding for higher risk, early-stage products and technologies. The STTR Program was established to enable small businesses to partner with a nonprofit research institution, such as a university or Federal R&D center, to bring innovative technologies to market.
Business/Commercialization Planning Assistance Micro-Grant	The Business/Commercialization Micro-Grants are designed to help provide funding to prepare a business plan to license technology or acquire investment funding. Eligible recipients are those starting or expanding a technology-based or research oriented business or a firm located in Wisconsin. Up to \$4,500 will be awarded per small business company.
Wisconsin Housing and Economic Development Authority (WHEDA)	
WHEDA Small Business Guarantee (WSBG)	The WSBG can be used for expenses of land, buildings, equipment, and inventory associated with the expansion or acquisition of a small business (50 or less full-time employees). The guarantee is limited to 80 percent or \$200,000. This program can finance a mixed-use project if the business occupies at least half of the building. The program is for the start-up of a small business in a vacant storefront in the downtown area of a rural community. A rural community is defined as a city, town, or village with a population of 12,000 or less, or a city, town or village that is located in a county with a population density of less than 150 people per square mile. All local governments in Washington County, except the City of West Bend, City of Hartford, and Village of Germantown, are eligible for this program.
Neighborhood Business Revitalization Guarantee (NBRG)	The NBRG provided lower interest rate financing to bring or expand business, or develop or rehabilitate commercial real estate in an urban area. The program can offer up to \$750,000 for fixed assets, permanent working capital, and inventory and up to \$200,000 for revolving working capital.
Contractors Loan Guarantee (CLG)	The CLG helps contractor's complete contracts and build their business. The CLG provides funds for working capital or fixed assets needed to complete a contract or purchase order. The maximum loan amount offered to recipients is \$750,000.
WHEDA/LRC Wisconsin Business Opportunity Fund	The Business Opportunity Fund will finance equipment purchases and other types of hard assets for small business through the Federal New Markets Tax Credits (NMTC) Program. NMTC's are a resource to spur job creation and economic development by promoting equity investment in low-income urban and rural communities. Legacy Redevelopment Corporation (LRC) will administer the fund.
Participation Lending Program	The Participation Lending Program can be used for the purchase of land, facilities, and equipment as well as long term working capital.

Table continued on next page.

**Table 10.12 (Continued)**

<b>Program or Grant Name</b>	<b>Description</b>
Wisconsin Housing and Economic Development Authority (continued)	
Local Initiatives Support Corporation (LISC)-WHEDA Collaboration	LISC-WHEDA collaboration provides low-interest financing to rural businesses and nonprofits for economic development in various sectors including office, retail, industrial, health care, education, commercial as well as special needs and supportive housing.
Wisconsin Fast Forward	
Worker Training Grants for Wisconsin All Sectors	This grant opportunity is for employers to provide a customized skills training program to increase the number of skilled workers. This program is open to all industry sectors. Grant amounts range from \$5,000 to \$400,000 per grantee.
Wisconsin Training Grants for Wisconsin Small Business Occupations	This program is similar to the Worker Training Grants for all industry sectors but is focused on the needs of small businesses. Grant amounts range from \$5,000 to \$50,000 per grantee.
Wisconsin Department of Transportation (WisDOT)	
Freight Railroad Infrastructure Improvement Program	The Freight Railroad Infrastructure Improvement Program is administered by WisDOT and awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the existing railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement.
Transportation Economic Assistance (TEA)	The TEA Program is administered by WisDOT and provides 50 percent State grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the State. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must begin within three years of the project agreement, have the local government's endorsement, and benefit the public. The program is designed to implement an improvement more quickly than the normal State transportation programming process would allow. The 50 percent local match can come from any combination of local, Federal, or private funds or from in-kind services.
Other Programs and Grants	
State of Wisconsin Investment Board (SWIB)	The SWIB is a State agency that invests in one of the largest pension funds in the world. It directs a portion of its private debt investments to Wisconsin companies. SWIB provides long-term financing as a complement to short-term bank lending. Both debt and mezzanine financing are available. Mezzanine financing takes the form of a subordinate loan supplemented by warrants or company stock. The loan generally has a five-year maturity. Typically the interest rate is 10 to 12 percent. Total return should be about 16 percent. Approved loans usually run 10 to 15 years. Loans are generally used to finance long-term business needs, such as purchasing fixed assets or refinancing short-term or long-term obligations. Fixed assets are often used as collateral. In some cases, a parent corporation may guarantee the loan. In other cases, a personal guarantee of the owner or major shareholders may be used.
Wisconsin Department of Workforce Development (DWD)	The DWD is the State agency charged with building and strengthening Wisconsin's workforce. DWD offers a wide variety of employment programs and services, accessible at the State's Workforce Development Centers, including securing jobs for people with disabilities, assisting former welfare recipients to transition to work, connecting youth with jobs, protecting and enforcing worker's rights, processing unemployment claims, and ensuring that worker's compensation claims are paid in accordance with the law. Washington County has two Workforce Development Centers, the Hartford Workforce Development Center and the West Bend Workforce Development Center.
U.S. Small Business Administration (SBA)	The mission of the SBA is to maintain and strengthen the nation's economy by aiding, counseling, assisting, and protecting the interests of small business and by helping families and businesses recover from National disasters.
Wisconsin Women's Business Initiative Corporation (WWBIC)	The WWBIC is an economic development corporation providing quality business education, technical assistance, and access to capital for entrepreneurs. WWBIC consults, educates, and mentors owners of small and micro businesses throughout Wisconsin with a focus on women, people of color, and those of lower incomes. The WWBIC is partially funded by a grant from the SBA and by donations from corporate sponsors, foundations, and private contributors. WWBIC receives money from the SBA's Micro Loan Program and its Office of Women's Business Ownership.
Impact Seven	Impact Seven is a certified Community Development Financial Institution that manages several SBA and U.S. Department of Agriculture loan programs. The organization operates a RLF, providing loan amounts between \$10,000 and \$5,000,000 to use for land and building purchase, construction or improvements, working capital, inventory, supplies, machinery and equipment.

Source: SEWRPC

**Table 10.13**  
**Projects Funded by the Washington County Site Redevelopment Program’s Initial Grant**

Coalition Member/Projects	Tasks	Number of Parcels	Funds Allocated (\$)
City of West Bend			
Former Bermico Site	Phase I ESA	1	10,900
Former Bermico Site	Phase II ESA	1	50,000
Former Blaine Site	Phase I ESA	2	6,000
Former Blaine Site	Phase II ESA	2	18,000
West Bend EDC Site	Phase I ESA	1	6,750
Former Gehl Site – Cluster H	Redevelop Plan	N/A	18,000
City of Hartford			
Northern Bookends Site	Phase I ESA	8	10,000
Northern Bookends Site	Phase II ESA	8	30,000
WB Place Site	Phase I ESA	1	6,000
Village of Slinger			
Former Niphos Coating Site	Phase II ESA	1	30,000
E.H. Wolf & Sons Site	Phase I ESA	2	6,000
E.H. Wolf & Sons Site	Phase II ESA	2	35,000
Cluster B – HWYS 175 & 60	Phase I ESA	7	10,000
Cluster B – HWYS 175 & 60	Phase II ESA	7	30,000
Village of Richfield			
Northeast Corridor	Redevelop Plan	N/A	35,000
Northeast Corridor	Phase I ESA	Unknown	5,000
Village of Jackson			
Main & Center Streets	Redevelop Plan	N/A	30,000
Main & Center Streets	Phase I ESA	Unknown	30,000
Village of Germantown			
Saxony Village Development	Phase I ESA	3	12,000
Saxony Village Development	Phase II ESA	3	25,000

Source: Washington County and SEWRPC

place to live and work. More information on the US EPA brownfields grant, the County’s Site Redevelopment Program and the Site Redevelopment Steering Committee process can be found on the County’s website at [www.co.washington.wi.us/SRP](http://www.co.washington.wi.us/SRP).

### **Wisconsin Brownfields Coalition**

SEWRPC continues to serve as a partner with the Bay Lake, Capital Area, East Central Wisconsin, North Central Wisconsin, Northwest Wisconsin, Southwestern Wisconsin, and West Central Wisconsin Regional Planning Commissions and the WDNR in the Wisconsin Brownfields Coalition. The Coalition has obtained, and continues to seek, US EPA grant funds for brownfields assessments awarded through the WDNR Brownfields Program.

The WDNR Brownfields Program can help communities, nonprofit organizations, and private parties clean-up and redevelop brownfields. The first step is contacting the WDNR to set up a Green Team meeting, which may include WDNR staff as well as local partners familiar with the site. The Green Team will discuss issues such as liability protections, regulatory processes, and potential financial assistance to evaluate redevelopment options.

The Wisconsin Assessment Monies Program (WAM) is one potential source of brownfield redevelopment assistance. Administered by the WDNR’s Remediation and Redevelopment Program, WAM can provide professional environmental assessments of contaminated properties to start the process of readying a site for redevelopment. Over 20 WAM awards have gone to Southeastern Wisconsin communities since 2010. More information about WAM, including eligibility requirements, can be found on the WAM website at [dnr.wi.gov/topic/Brownfields/wam.html](http://dnr.wi.gov/topic/Brownfields/wam.html).

Another Brownfields Program resource is clean-up funding available through Ready for Reuse. Ready for Reuse awards are made as either grants or zero percent interest loans that are available to communities or non-profits with projects that have had a complete site investigation and are ready for clean-up.

### **Additional Resources**

Additional financial resources are available through several State and Federal agencies, including the following:

- Wisconsin Department of Natural Resources
- Wisconsin Economic Development Corporation
- Wisconsin Department of Administration
- Wisconsin Department of Agriculture, Trade, and Consumer Protection
- Wisconsin Department of Transportation
- Wisconsin Board of Commissioners of Public Lands
- The State Historical Society of Wisconsin
- U.S. Environmental Protection Agency
- U.S. Department of Housing and Urban Development
- U.S. Department of the Treasury

## **10.4 ECONOMIC PROJECTIONS AND DESIRABLE BUSINESSES**

### **Employment Projections**

Future employment levels in the County are expected to be strongly influenced by the strength of the regional economy relative to the rest of the State and Nation. The Regional Planning Commission's economic study, *The Economy of Southeastern Wisconsin*,<sup>90</sup> which was prepared as part of the regional land use planning program, concluded that the regional economy is unlikely to significantly increase or decrease in strength relative to the State or Nation over the projection period of 2010 to 2050.

The Commission used a disaggregate approach to prepare the regional employment projections. This approach involved the explicitly considering employment in dominant and subdominant industry groups and preparing projections for those groups. Dominant industries are those that accounted for at least 4 percent of total regional employment in 2010 and subdominant industries are those that accounted for 2 to 3.9 percent. At the regional level, employment projections for industries were developed based on consideration of past industry trends, available indicators of future trends nationally and in the State and Region, and relative industry and sector strength in the Region as compared to the State and Nation. Another variable taken into account was the future available labor force. Population projections indicate a leveling-off in the regional labor force may be expected as much of the baby boom generation reaches retirement age in the middle of the projection period. The anticipated leveling-off of the labor force is expected to moderate the number of jobs able to be accommodated in the Region and in Washington County.

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The number of jobs by industry group in 2010 and the projected number of jobs in 2050 are shown on Table 10.14. The total number of jobs in the County is projected to increase by 23,506 jobs, or by about 37 percent. Most of the job growth is expected to occur in the "General" category, which includes service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to increase slightly or to decrease.

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<sup>90</sup> Documented in *SEWRPC Technical Report No. 10 (5th Edition)*, The Economy of Southeastern Wisconsin.

**Table 10.14****Employment Projections for Washington County Under the Regional Land Use Plan: 2010-2050**

Industry Group	Existing Jobs (2010)		Projected Jobs (2050)		Change in Jobs (2010-2050)
	Number	Percent of Total	Number	Percent of Total	
Industrial <sup>a</sup>	18,681	29.2	22,250	25.4	3,569
Retail	12,269	19.2	15,013	17.2	2,744
General <sup>b</sup>	23,925	37.5	40,622	46.5	16,697
Transportation, Communications, and Utilities	2,301	3.6	2,712	3.1	411
Government	5,511	8.6	5,825	6.7	314
Other <sup>c</sup>	1,207	1.9	978	1.1	-229
<b>Total</b>	<b>63,894</b>	<b>100.0</b>	<b>87,400</b>	<b>100.0</b>	<b>23,506</b>

<sup>a</sup> Industrial includes construction, manufacturing, and wholesale trade categories.

<sup>b</sup> Includes finance, insurance, and real estate (FIRE), and service categories.

<sup>c</sup> Includes agricultural, agricultural services, forestry, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC

**Table 10.15<sup>a</sup>****Existing and Projected Employment by Industry Group in the Region: 2010-2050**

Industry	Existing 2010	Projected Employment (number of jobs)				Percent Change (2010-2050)
		2020	2030	2040	2050	
Manufacturing	148,100	140,900	133,700	126,500	119,200	-19.5
Construction	45,900	50,300	54,700	59,100	63,300	37.9
Retail Trade	185,800	192,300	198,800	205,300	211,900	14.0
Wholesale Trade	48,800	51,600	54,400	57,200	59,800	22.5
Transportation, Communication, and Utilities Services	38,200	40,000	41,800	43,600	45,400	18.8
Services	584,400	627,400	670,400	713,400	756,400	29.4
Government and Government Enterprises <sup>a</sup>	117,700	119,400	121,100	122,800	124,400	5.7
Agriculture	5,200	4,900	4,600	4,300	4,000	-23.1
Other <sup>b</sup>	2,500	2,500	2,500	2,500	2,500	0.0
<b>Total Regional Employment</b>	<b>1,176,600</b>	<b>1,229,300</b>	<b>1,282,000</b>	<b>1,334,700</b>	<b>1,386,900</b>	<b>17.9</b>

<sup>a</sup> This table does not reflect adjustments made to the regional employment forecast that occurred during the preparation of VISION 2050.

<sup>b</sup> Includes all nonmilitary government agencies and enterprises, regardless of NAICS code.

<sup>c</sup> Includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC

**Employment Projections by Industry Sector in Southeastern Wisconsin**

As noted above, employment projections for Washington County were developed as part of the regional land use planning program. More detailed employment projections for specific industry sectors were developed for the seven-county Region than for the individual counties. A description of projected regional employment trends on an industry-by-industry basis follows, and is summarized on Table 10.15.

**Manufacturing Industries**

Following the deep recession of the early 1980s, the regional manufacturing sector demonstrated a relatively stable level of employment through much of the 1980s and 1990s, but recently lost numerous jobs. The Region is projected to lose nearly 20 percent of manufacturing jobs between 2010 and 2050. Labor intensive sectors may be expected to continue to lose workers due to productivity gains and to lower-cost foreign competition. Labor supply may be a problem for the manufacturing sector toward the middle of the projection period.

A key factor expected to impact the manufacturing sector in the Region, and also for the State and the Nation, is the movement of jobs overseas. Overseas labor, particularly in Asia, is substantially cheaper than the American counterpart. Low overseas labor costs more than offset the transportation costs of raw materials

and finished goods to market. Some of this dynamic will change as the overseas demand for personnel and material raises prices, decreasing the margins for goods produced overseas. However, that shift is not expected to offset job losses in U.S. manufacturing over the foreseeable future.

Productivity gains also affect manufacturing employment in the Region, State, and Nation. Manufacturing output continues to increase, but it is done with less labor. As a result, there is relatively less demand for manufacturing labor even within growing manufacturing sectors. The rate of decline in manufacturing employment may be expected to mitigate somewhat in the later years of the projection period as increased economic growth in the U.S. and globally increases the demand for manufactured products. The labor force may also be expected to show some expansion, supplying a slightly larger labor pool for manufacturing and other industries.

### **Construction**

The construction industry includes establishments engaged in all forms of building construction as well as heavy construction such as the construction of roads, bridges, and sewer and water lines, and sewage treatment facilities. The regional projection anticipates that construction employment would increase from 45,900 jobs in 2010 to 63,300 in 2050, a 38 percent increase.

### **Retail Trade**

The retail trade industry includes establishments engaged in selling merchandise primarily for personal or household consumption. It includes a wide variety of establishments, ranging from discount department stores to automobile dealerships to restaurants and coffee shops. Retail trade employment is projected to grow in the Region through 2050. A focus on reducing costs, more emphasis on e-commerce, and the lower wages associated with the retail sector creating labor shortages are all issues that will slow job growth. The rate of growth will also depend on the health of the economy and whether and by how much personal income continues to increase. The regional projection predicts that jobs in retail trade will grow by 14 percent between 2010 and 2050, resulting in 211,900 jobs in the Region.

### **Wholesale Trade**

The wholesale trade industry includes establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, construction contractor, or professional business customers; or to other wholesalers. The highly competitive nature of wholesale trade, low margins, and the constant need to control costs may be expected to limit the overall growth in wholesale trade employment. The number of wholesale trade industry jobs is projected to grow 23 percent to 59,800 jobs in 2050, which is only a 10 percent increase over the peak level for the Region that occurred in 2007.



**Labor intensive manufacturing sectors may be expected to continue to lose workers due to productivity gains and to lower-cost foreign competition.**



**The regional projection anticipates that construction employment would increase by 38 percent by 2050.**



**The regional projection predicts that jobs in retail trade will grow by 14 percent between 2010 and 2050, resulting in 211,900 jobs in the Region.**



### ***Transportation, Communication, and Utilities***

The transportation, communication, and utilities industry includes establishments that provide—to the general public or to other business enterprises—all forms of passenger and freight transportation; shipping services; communications services; and gas, electricity, steam, water, and sanitary services. Employment in transportation, communication, and utilities within the Region is projected to grow 19 percent to 45,400 jobs in 2050.

### ***Services***

The services industry category include business, health, social, and other services. The business services industry includes establishments primarily engaged in providing services to businesses such as advertising, computer programming, data processing, and building cleaning and maintenance services. The health services industry includes establishments engaged in providing medical, surgical, and other health services including hospitals, offices and clinics of physicians and health care practitioners, nursing and rest homes, medical and dental laboratories, and home health care services. The social services industry includes establishments that provide help and rehabilitation services to individuals with needs requiring special care and people with disabilities. The other services considered part of the service category include those service activities that are not large enough, in terms of their employment levels, to be accorded dominant or subdominant status.



**The business services industry includes establishments primarily engaged in providing services to businesses**

The regional projection anticipates that employment for all services will increase from 584,400 jobs in 2010 to 756,400 jobs in 2050, for an increase of 29 percent.

### ***Government and Government Enterprises***

This category includes employment in all nonmilitary government agencies and enterprises, regardless of NAICS code. This includes city, village, town, county, State, and Federal units and agencies of government; public schools; publicly owned enterprises; and the U.S. Postal Service. Government employment is projected to slightly increase over the next 30 years. In 2010, 117,700 people were engaged in employment in this sector in the Region. This figure is projected to increase to 124,400 by 2050, for an increase of about 6 percent.

### ***Agriculture***

This industry includes establishments (e.g., farms, orchards, greenhouses, nurseries) primarily engaged in the production of crops, plants, and trees, excluding forestry operations. It also includes establishments (e.g., farms, dairies, feedlots, egg production facilities) primarily engaged in raising livestock for sale or for the sale of livestock products. While the agricultural sector constitutes a small and declining share of the regional economy, it still constitutes a viable economic sector. Wisconsin agriculture is expected to hold a comparative advantage in the dairy and vegetable segments. However, due to continued technological advances in genetics and mechanization, cost pressures from national and global competition, and modern management practices, the employment levels in agriculture may be expected to continue to decline. The continued conversion of farmland to urban uses may also be expected to reduce agricultural employment in the Region. Agricultural employment is projected to decrease by 23 percent to 4,000 jobs in 2050.



**Agricultural employment in the Region is projected to decrease by 23 percent to 4,000 jobs in 2050**

### **Other Employment**

This category includes jobs in forestry, commercial fishing, mining, and agricultural services such as crop services, veterinary services, landscaping services, and lawn and garden services. The regional projection shows no increase in the number of jobs, with the total remaining around 2,500 between 2010 and 2050.

### **Desired Businesses**

Section 66.1001 of the *Wisconsin Statutes* requires that an assessment of categories or particular types of new businesses and industries desired by the County be identified in the Economic Development Element of the comprehensive plan. This section includes a list of businesses and industries the County would like to attract, retain, or expand. The list was developed by the Housing, Utilities, and Economic Development (HUED) workgroup for the first edition of this plan based in part on information similar to that presented earlier in this chapter and consideration of the recommendations in the EDWC Strategy 2020 Playbook and the M7 Strategic Framework. NAICS codes are included where appropriate. This list was reviewed by the MJAC for the 10-year plan update. Desired business and industries for Washington County include the following:

- Biomanufacturing and manufacturing of medical equipment
  - 3254, Pharmaceutical and Medicine Manufacturing
  - 3391, Medical Equipment and Supplies Manufacturing
- Information systems, including software development and data processing
  - 5182, Data Processing, Hosting, and Related Services
  - 5112, Software Publishers
  - 5415, Computer Systems Design and Related Services
- Entrepreneurial companies and independent businesses led by visionaries that will attract venture capital to the County
  - No specific codes, would apply to virtually all
- Advanced technology manufacturing and niche manufacturing, such as plastics, military, defense and medical industries; and manufacturing that requires high precision and low product volume
  - 326, Plastics and Rubber Products Manufacturing
  - 331, Primary Metal Manufacturing
  - 332, Fabricated Metal Product Manufacturing
  - 333, Machinery Manufacturing
  - 334, Computer and Electronic Product Manufacturing
  - 335, Electrical Equipment, Appliance, and Component Manufacturing
  - 336, Transportation Equipment Manufacturing
  - 339, Miscellaneous Manufacturing
  - No specific codes provided for military/defense industries

- Financial and insurance services, including financial planning, banking, online support facilities, and processing facilities
  - 52, Finance and Insurance
- Business incubators for small businesses that may grow into larger businesses and expand
  - No specific codes, would apply to virtually all
- Small businesses and homebased businesses
  - No specific codes, would apply to virtually all
- Niche agriculture, including organic farming; food production for local restaurants, microbreweries, and other niches; and crop production for the biofuel industry
  - No specific codes provided for these businesses
- Continuation of dairy farming and other existing types of agriculture
  - 11212, Dairy Cattle and Milk Production
- Professional/engineering/technical offices
  - 54, Professional, Scientific, and Technical Services
- Logistics/freight/trucking
  - 48-49, Transportation and Warehousing
    - » 484, Truck Transportation
    - » 482, Rail Transportation
    - » 488, Support Activities for Transportation
      - 4885, Freight Transportation Arrangement
  - 493, Warehousing and Storage
- Nonmetallic mining
  - 2123, Nonmetallic Mineral Mining and Quarrying
  - 327, Nonmetallic Mineral Product Manufacturing
- Aerospace manufacturing
  - 3364, Aerospace Product and Parts Manufacturing
- Food processing
  - 311, Food Manufacturing

- Conservation industries
  - No specific codes provided; see codes under “Advanced technology, manufacturing, and niche manufacturing” above
- Printing and Publishing
  - 323, Printing and Related Support Activities
  - 511, Publishing Industries
- Energy and Power systems
  - 2211, Electric Power Generation, Transmissions and Distribution
- Health Care
  - 62, Health Care and Social Assistance
- Education
  - 611, Educational Services

### **Washington County Economic Development Strengths and Weaknesses**

Section 66.1001 of the *Wisconsin Statutes* also requires that an assessment of Washington County’s strengths and weaknesses with respect to attracting and retaining businesses and industries be included in the Economic Development Element. This section includes a list of perceived strengths and weaknesses identified by the HUED workgroup in the first edition of this plan and reviewed by the MJAC for this plan update.<sup>91</sup>

The County’s perceived strengths for attracting and retaining businesses and industries include the following:

- Strong regional cooperation and promotion through the M7 economic development initiative
- Strong educational system including high schools, UWM at Washington County, and Moraine Park Technical College; and proximity to Milwaukee area universities and colleges, including Milwaukee Area Technical College (MATC)<sup>92</sup>
- High quality of life, including good healthcare; recreational and open space amenities; rural character; high-quality public services; low crime rate; cultural opportunities; and location in the Milwaukee Metropolitan Area
- Highway system, IH 41/USH 45, and good access to Milwaukee and Chicago
- Access to transportation and/or shipping through rail, local airports, Milwaukee Mitchell International Airport, and the Port of Milwaukee
- TIF and Revolving Loan Fund Financing incentives
- Highly developed utility and energy infrastructure in urban areas
- Available land within existing business/industrial parks

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<sup>91</sup> As of 2013, EDWC has identified strengths and weaknesses tied to economic development efforts at [www.BusinessReadyWI.com](http://www.BusinessReadyWI.com).

<sup>92</sup> Communities within the Germantown School District are within the MATC service area.

- Educated and skilled workforce
- County and local governments that are receptive to business needs
- Consistent population growth
- Fair Park (meeting, convention, and exhibition facilities that operate year-round to showcase area businesses)
- Chambers of Commerce, Downtown Associations, Convention and Visitors Bureau, industry “clusters”
- Police, fire, and emergency services

The following list reflects the County’s perceived weaknesses regarding attracting and retaining desirable businesses and industries:

- Lack of jobs with pay levels high enough to afford housing in the County
- Lack of affordable workforce housing
- Too many educated young people leaving the County
- Aging of the County’s workforce population
- Prejudice towards technical education and employment in “trade jobs”
- Lack of workers with skills suited to trade jobs and manufacturing jobs
- High land costs
- Lack of availability of business services
- Disconnect between the education system and the business sector – students are not necessarily learning the skills employers need
- Lack of public transportation options in many parts of the County
- County residents can be reluctant to change and fearful of new business ideas
- “NIMBY” (Not In My Back Yard) attitude in some cases
- Lack existing manufacturing buildings with ample electric power to run manufacturing equipment
- Lack of technical and trade programs in local high schools

As of 2017, the EDWC has identified strategic issues and risks tied to resource allocation and growth in four areas: disruption, positioning, awareness, and workforce. Issues and risks tied to disruption include overreliance on manufacturing for economic growth and increasingly complex business challenges. Issues and risks tied to positioning include competitive peers that deploy exponentially larger and more diverse “war chests” and the availability of shovel-ready land and turn-key buildings. Issues and risks tied to awareness include EDWC as a “best kept secret” and disconnects between EDWC’s mission and the marketplace. Wisconsin’s “small town” feel and demographic and migration trends tightening the County’s workforce availability and skill sets present issues and risks tied to the County’s workforce.





Credit: Washington County

## 11.1 INTRODUCTION

The Intergovernmental Cooperation Element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2) (g) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps for joint planning and decision making between the County and other jurisdictions, including school districts and local governments, for the siting and building of public facilities and for sharing public services. The *Statute* also requires this element to:

- Analyze the relationship of the County to school districts, local governments, adjacent Counties, the Region, the State, and to other governmental units (such as lake districts and library boards).
- Incorporate any plans or agreements to which the County is a party under Sections 66.0301, 66.0307, or 66.0309 of the *Statutes*.
- Identify existing or potential conflicts between the County and local governments or the regional planning commission, and to describe the processes to resolve such conflicts.

Cooperation between neighboring and overlapping units of government is one of the goals of the Wisconsin comprehensive planning law and was an important aspect in developing the first edition of the Washington County comprehensive plan. The County plan was undertaken as a cooperative, multi-jurisdictional process that sought to involve all cities, towns, and villages in the County as either full partners that participated in the multi-jurisdictional process or as cooperating partners (see Chapter 1 for additional information on local government partners). The planning process was also fully coordinated between Washington County; SEWRPC, the regional planning commission serving Washington County and its communities; and UW-Extension. School districts, lake districts, representatives from local fire departments, and representatives from State and Federal agencies were also involved in the planning process through membership on various work groups, subcommittees, and advisory committees, or were provided with plan materials and invited to submit comments and/or attend committee meetings. In addition, the County sponsored a workshop on Intergovernmental Cooperation, with a featured speaker from the Wisconsin Department of Administration's Municipal Boundary Section, which focused on opportunities for boundary agreements and shared services. The County also co-sponsored an Implementation Workshop with Ozaukee

County to discuss the consistency requirements and extraterritorial authorities with local governments, with featured speakers from UW-Extension's Center for Land Use Education.

In addition, Washington County worked with local governments to develop a dispute resolution process to provide a forum to address conflicts between local and/or county units of government arising from implementation of adopted comprehensive plans. The dispute resolution process, which is the first developed in the State for disputes relating to comprehensive plans, is described in Section 11.4 of this chapter.

This cooperative effort was carried forward in this update to the County plan, which was undertaken as a multi-jurisdictional process with the original partnering local governments and the Village of Jackson, Village of Newburg, and Town of Jackson. Some of the benefits of Intergovernmental Cooperation include:

- **Cost Savings**

Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared library services, police and fire protection, recycling of household hazardous waste, and shared government buildings (such as shared town and village halls).

- **Addressing Regional Issues**

By communicating and coordinating their actions, and working with regional and State agencies, local communities are able to address and resolve issues that are regional in nature. Examples include constructing and maintaining highways, providing transit service, and planning and constructing facilities for stormwater management, water supply, and wastewater treatment.

- **Early Identification of Issues**

Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.

- **Reduced Litigation**

Communities that cooperate may be able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.

- **Consistency**

Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.

- **Predictability**

Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.



**As part of the original comprehensive plan development, Washington County sponsored a workshop on Intergovernmental Cooperation, which focused on opportunities for boundary agreements and shared services.**



**As part of the original comprehensive plan development, Washington County co-sponsored an Implementation workshop with Ozaukee County to discuss consistency requirements and extraterritorial authorities with local governments.**



- **Understanding**

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

- **Trust**

Cooperation can lead to positive experiences and results that build trust and good working relationships between jurisdictions.

- **History of Success**

When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

- **Service to Citizens**

The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all residents can appreciate their benefits, such as cost savings, provision of needed services, and a strong economy.

## 11.2 ANALYSIS OF INTERGOVERNMENTAL RELATIONSHIPS

### Washington County

All departments and services provided by Washington County are available to all residents of the County. The Utilities and Community Facilities Element (Chapter 9) provides a summary of the services and facilities provided by the County. The Transportation Element (Chapter 8) provides information on highway, transit, and other transportation facilities and services provided by Washington County. This section briefly highlights a few of the County departments that have entered into service agreements with, or provide services to, local governments and other units and agencies of government.

#### ***Planning and Parks Department***

The Planning and Parks Department provides a number of services, including coordinating the multi-jurisdictional comprehensive planning process, administering the dispute resolution process described in Section 11.4 of this chapter, GIS mapping services, maintenance of GIS mapping data on the County website, and administration of a bridge inspection program for the County and all local governments. The Department also administers and enforces nonmetallic mining and stormwater management and erosion control ordinances for towns on request, regulations for private onsite wastewater treatment systems (POWTS) throughout the County; and shoreland and floodplain and land division regulations within the towns (see Chapter 2 for information on County land use-related ordinances). The Department is also responsible for acquiring, developing, and managing County parks and trails.

#### ***Highway Department***

The Washington County Highway Department constructs and maintains the County Trunk Highway System and helps maintain and plow highways under State jurisdiction, which includes state trunk highways, U.S. numbered highways (such as USH 45), and interstate highways (such as IH 41). The Department also works with SEWRPC to plan and program construction and improvement projects on the County highway system, and oversees engineering and construction of improvement projects. In addition, the Department cooperates with SEWRPC, WisDOT, the Federal Highway Administration, and local governments in the County to prepare, implement, and periodically update the County jurisdictional highway plan.



**The Washington County Highway Department constructs and maintains the County Trunk Highway System and helps maintain and plow highways under State jurisdiction.**

## **Sheriff's Department**

The Washington County Sheriff's Department provides full time police protection for the Village of Richfield and all towns in the County except the Town of Trenton. The County Sheriff also provides service to the Village of Newburg and Town of Trenton during specified periods when there are no Village or Town officers on duty. The Washington County Dive Team is comprised of Sheriff's deputies and members of the Kewaskum, Richfield, Slinger, and West Bend Fire Departments, and operates under the authority of Sheriff's Department. The Sheriff's Department also operates a dispatch center that is the primary communication



**The Washington County Sheriff's Department provides police protection for all towns in the County and to the Village of Richfield.**

center for Sheriff's deputies and six full and part-time police departments and 13 fire and EMS agencies, and serves as the Mutual Aid Box Alarm System dispatch center for the County's fire departments. A Mobile Emergency Operation Center (Mobile Command Post) was purchased by the Sheriff's Department in 2011 and is available to the various public safety agencies located throughout the County upon request.

## **School Districts**

There were 36 public schools in five public high school districts in the County in 2016. There were also two institutions of higher learning in the County; Moraine Park Technical College and the University of Wisconsin-Washington County. Map 9.16 in Chapter 9 shows the location of public and private schools and colleges and universities in the County in 2016, and the boundaries of public high school districts. In 2018, the University of Wisconsin-Washington County became a branch campus of the University of Wisconsin-Milwaukee (UWM) and is now UW-Milwaukee at Washington County.<sup>93</sup> Chapter 9 describes facilities planning by school districts to determine and provide for future needs.

Washington County can assist school districts and UWM at Washington County, if requested, by providing information on projected population levels to assist in facilities planning, and by offering comments on proposed school locations. These services are also provided by SEWRPC if requested by a school district. Washington County regulations that affect the location of schools include the shoreland and floodplain zoning ordinance and sanitary regulations. County highways may also affect access to schools.

Each school district in Washington County includes all or portions of a number of local governments. Because none of the school districts serves only one local government, each school district must work with a number of local governments when proposing to construct new facilities or additions to existing facilities, or when proposing to abandon a school district facility. Schools and other district facilities are subject to local zoning regulations, and rely on local services such as sewer and water (where available), police and fire protection, and streets and highways.

Recreational sites and facilities present an opportunity for shared use of facilities between County and local governments and school districts. School districts may rely on the use of County or local parks for athletic events (such as the use of County parks for cross-country track); and play apparatus and playfields at schools may be available for local residents to use when school is not in session. It may also be advantageous to locate schools and parks next to each other when possible, to maximize opportunities for shared use of recreational areas and facilities.

## **Local Governments**

There are 20 local units of government in Washington County, including two cities, six villages, and 12 towns. There are also a number of special purpose units of government, which are government agencies authorized by the *Statutes* to carry out specific responsibilities. Examples of special purpose districts include sanitary districts, utility districts, lake districts, and school districts.

<sup>93</sup> This change is not reflected in the 2016 inventory of public and private schools and colleges and universities in the County provided in Chapter 9.

Situations often develop between units of government that could be handled in a cooperative manner that would be beneficial to both parties. Annexation of property from a town into a village or city remains one of the most contentious issues between neighboring communities. Wisconsin annexation law provides an advantage to cities and villages in that the law is designed to enable annexation to occur following a request by property owners. Nevertheless, towns want to preserve their borders and retain their existing and future tax base, and the incorporated communities want to be able to expand their boundaries into adjoining towns.

Although the *Wisconsin Statutes* provide cities and villages with the authority to accept annexations from town property owners, annexations oftentimes lead to lawsuits, court battles, and ultimately one “winner” and one “loser.” Cities, villages, and towns are encouraged to work together on annexation issues and enter into cooperative boundary plans and intergovernmental agreements with litigation as the last option.

Boundary plans and intergovernmental agreements can preserve lands for towns and allow them the ability to plan for future development without worrying about future annexation occurring. Depending on the agreements and plans developed, such devices also have the potential for revenue sharing or payments from incorporated areas, extending municipal services to adjacent towns, and preserving agricultural lands. Boundary agreements and annexation and extraterritorial issues are described in more detail in Sections 11.3 and 11.4 of this chapter.

### **Adjoining Counties**

Washington County is bordered by Ozaukee County to the east, Dodge County to the west, Sheboygan and Fond du Lac Counties to the north, Waukesha County to the south, and Milwaukee County to the southeast. Washington County is part of the Milwaukee metropolitan area. As noted in Chapter 10, many residents of Washington County work in Milwaukee County, and many of Washington County’s workers live in Milwaukee County.

Cooperative efforts between Washington County and other counties include:

- **Washington Ozaukee Public Health Department:** In 2016, the Washington County Health Department merged with the Ozaukee County Health Department to create the Washington Ozaukee Public Health Department. The purpose of the merger is to gain staffing efficiencies, decrease expenditures, and maintain the level of services at a lower cost. The Public Health Department enforces public health regulations and provides services that may include, but are not limited to, surveillance, investigation, control, and prevention of communicable diseases; other disease prevention; health promotion; human health hazard control; and development of a local community health improvement plan every five years. The Health Department regularly works collaboratively with other Washington and Ozaukee County departments, local units of government, and other local and State public health agencies to meet the needs of Washington and Ozaukee County citizens.
- **Quad Counties Public Health Consortium:** The health consortium includes health departments from Washington, Ozaukee, Sheboygan, and Fond du Lac Counties. The consortium plans and implements public health preparedness activities for health related community events such as pandemic influenza, smallpox, or anthrax emergencies.
- **Family Care Consortium:** The Family Care Consortium includes Columbia, Dodge, Jefferson, Ozaukee, Sheboygan, Walworth, Washington, and Waukesha Counties. The planning consortium was set up to plan across county lines for the implementation of Wisconsin’s Family Care Program, including both Aging and Disability Resource Center activities and Managed Care activities. The planning consortium split into two clusters. Dodge, Ozaukee, Sheboygan, and Washington Counties were the first group of counties to enter the Family Care Program in early 2008. Planning efforts were crucial so that the Counties, State, and the Private Management Care Organizations could work together to make a smooth transition into the Family Care Program. The involvement of the private sector through the Managed Care Organizations is a significant change in the delivery of long term care services in Washington County. The consortium was able to fund a position to assist the Counties in developing shared data bases and procedures to meet reporting requirements.

- **Marsh Country Health Alliance Commission:** Includes Adams, Columbia, Dodge, Grant, Green, Iowa, Jefferson, Ozaukee, Rock, Sauk, Washington, Waukesha, and Winnebago Counties. The purpose of this Commission is to administer, operate, and maintain the Clearview Nursing and Rehabilitation Facility in Dodge County.
- **Moraine Lakes Consortium:** The Moraine Lakes Consortium includes Fond du Lac, Ozaukee, Walworth, Washington, and Waukesha Counties. The Consortium administers State financial assistance programs, including FoodShare Wisconsin, the BadgerCare Plus Health Care Coverage Program, Medicaid, the Wisconsin Shares Child Care Subsidy program, the Caretaker Supplement (CTS) Program, the Wisconsin Home Energy Assistance Program (WHEAP), and the Wisconsin Works (W-2) Temporary Assistance for Needy Families (TANF) Program.
- **East Wisconsin Counties Railroad Consortium:** The railroad consortium includes Columbia, Dodge, Fond du Lac, Green Lake, Milwaukee, Ozaukee, Sheboygan, Washington, and Winnebago Counties to facilitate discussion of rail service and facilities.
- **HOME Consortium:** Includes Jefferson, Ozaukee, Washington and Waukesha Counties. The purpose of the consortium is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area’s median income. See Chapter 7 for additional information about the HOME Consortium and the programs it administers.
- **Southern Housing Region:** Includes Columbia, Dodge, Jefferson, Kenosha, Ozaukee, Racine, Rock, Sauk, Walworth, and Washington Counties. The purpose of the Southern Housing Region is to administer Community Development Block Grant (CDBG) housing loans for households that earn 80 percent or less of the area’s median income. See Chapter 7 for additional information about the Southern Housing Region and the programs it administers.
- **Southeastern Wisconsin Invasive Species Consortium:** Promotes efficient and effective management of invasive species throughout Kenosha, Milwaukee, Ozaukee, Racine, Sheboygan, Walworth, Washington, and Waukesha Counties.

## Regional Organizations

### SEWRPC

Washington County is served by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Washington County contracted with SEWRPC to assist the County and 13 participating local governments to help prepare the County and local comprehensive plan updates. SEWRPC also prepared a regional land use and transportation plan (VISION 2050), which includes population, employment, and household projections to assist in local and county planning efforts, and is the Federally-designated transportation planning and programming agency for the seven-county Region.<sup>94</sup> SEWRPC is also the State-designated regional water quality management agency for the Region, and is involved in many other aspects of land use planning and development. In addition to this comprehensive plan, major SEWRPC planning projects affecting the County include the County jurisdictional highway system plan, the County transit development plan, the public transit – human services transportation coordination plan, the County hazard mitigation plan, the regional water supply plan, the regional natural areas and critical species habitat plan, the regional housing plan, the regional telecommunications plan, and the regional chloride impact study (under preparation). SEWRPC works closely with the County and local governments in the Region, as appropriate, when developing its plans.

### Milwaukee 7

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin Counties (the seven Counties within the SEWRPC area). The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. Additional information about the Milwaukee 7 is provided in Chapter 10.

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<sup>94</sup> The seven Counties in the SEWRPC Region are Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha.

### **Nonprofit Conservation Organizations**

Several nonprofit conservation organizations (NCOs) are active in the County. NCOs work to preserve lands with important natural resources, including prime farmlands, and educate citizens on the benefits of protecting natural resources. Washington County cooperates with the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, and the Ice Age Trail Alliance, among others, to prepare and implement plans for acquiring or otherwise preserving lands with important natural resources and for development of the Ice Age Trail.



**Several nonprofit conservation organizations (NCOs) in the County work to preserve lands with important natural resources and to educate citizens on the benefits of protecting natural resources.**

### **State of Wisconsin**

#### **Wisconsin Department of Transportation (WisDOT)**

In partnership with local governments, the County, and SEWRPC, WisDOT administers a variety of State and Federal programs to complete projects that enhance the transportation network within Washington County. These funding programs include the Surface Transportation Block Grant Program, Congestion Mitigation and Air Quality Improvement Program, Local Transportation Alternatives Program, and a number of other programs that collectively provide funding for streets and highways, transit, bicycle and pedestrian improvements, and railroad improvements.

WisDOT also administers the General Transportation Aids Program, which returns a portion of the money collected through fuel taxes and vehicle registration fees to county and local governments to help offset county and local road construction and maintenance costs. WisDOT maintains the Wisconsin Information System for Local Roads (WISLR), which is an extensive map-based database, accessible to local and county officials and staff, of road characteristics such as right-of-way and pavement width, shoulder width, number of driving and parking lanes, pavement condition, and other information.

#### **Wisconsin Department of Natural Resources (WDNR)**

The WDNR is dedicated to preserving, protecting, effectively managing, and maintaining Wisconsin's natural resources. It is responsible for implementing the laws of the State and, in some cases, the laws of the Federal government that protect and enhance the natural resources of the State, including wetlands, shorelands, floodplains, woodlands, and water quality. The WDNR is charged with coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities.

The WDNR makes grants available to county and local units of government for park acquisition and development.<sup>95</sup> Washington County has historically applied for grant funds through the WDNR to improve recreational opportunities, to purchase land for parks and to preserve important natural resources, and to develop parks.

The WDNR also worked with the Federal Emergency Management Agency and Washington County to update floodplain mapping within the County, which was completed in 2015.

In addition, the WDNR identifies and monitors environmentally contaminated sites, identified in Chapter 6, and administers grant programs to clean up such sites, which are commonly referred to as "brownfields." In 2012, Washington County and Economic Development Washington County (EDWC) established the Washington County Site Redevelopment Program. The program aims to effectively redevelop and revitalize brownfield sites throughout the County by creating and maintaining a prioritized inventory of sites, performing Phase I and Phase II environmental site assessments on priority sites, completing remedial action plans for select sites, and performing community outreach and education related to brownfields. More information on this program and other brownfield remediation grant programs is provided in Chapter 10.

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<sup>95</sup> A County or local government must prepare and adopt a park plan to be eligible to receive recreational grant funds from the WDNR.

### **Department of Safety and Professional Services (DSPS)**

The DSPS administers regulations for POWTS in the State of Wisconsin. The Washington County Planning and Parks Department works closely with the DSPS to implement these regulations. The Planning and Parks Department enforces POWTS regulations in all local governments in the County, as described in Chapter 9.

### **Department of Health Services (DHS), Division of Public Health (DPH)**

In collaboration with DHS/DPH, local health departments, community organizations, medical clinics operated by local governments, and Federal tribes make up the public health system in Wisconsin. Wisconsin's Public Health Statutes include but are not limited to Chapters 250 through 255 and rules promulgated to implement them. The State supports local public health service capacity building through grants, consultation, and technical assistance. Local boards of health assure that measures are taken to provide an environment in which individuals can be healthy.

### **Other Governmental Units**

There are a number of "special purpose" units of government within the County. Special purpose units of government that are directly involved in land use planning and development include lake districts, sanitary districts, and utility districts. All three types of districts are authorized under the *Statutes* to provide sanitary sewer services. Sanitary and utility districts can also provide a variety of other governmental services, such as street lighting, public water, and trash pick up. Lake districts manage uses on, within, and adjacent to lakes, and may also acquire property to help protect water quality. Lake, sanitary, and utility districts are described in Chapter 9. A list of lake management plans for County lakes is included in Chapter 2. Services provided by other special purpose units of government, most notably school and library boards, are described in Chapter 9.



**Special purpose units of government that are directly involved in land use planning and development include lake, sanitary, and utility districts.**

## **11.3 EXAMPLES OF EXISTING SERVICE AND OTHER AGREEMENTS IN WASHINGTON COUNTY**

The State comprehensive planning law requires that this element incorporate any plans or agreements to which the County is a party under the following:

- **Section 66.0301 – Intergovernmental Cooperation:** This section of the *State Statutes* authorizes cooperation between local, county, and State government agencies and/or special purpose units of government for the receipt or furnishing of services or for the joint exercise of powers or duties required or authorized by law. The agreement is a contract between the cooperating entities and specifies the responsibilities of each, and the time period for which the contract is in effect. This *Statute* may also be used for boundary agreements between communities. The parties either commit to maintain existing boundaries or to allow the city or village to grow to the boundary specified in the agreement.

Washington County is a party to the following intergovernmental agreements:

- Intergovernmental agreements among Washington County, SEWRPC, and each participating local government for updating the County plan and local comprehensive plans for those communities that chose to do so.
- Intergovernmental agreement between the County and the Villages of Newburg and Richfield and the Town of Trenton for Sheriff's patrols.

- Intergovernmental agreement among Washington County, the Village of Jackson, the Town of Jackson, and the Town of Polk regarding sewer and water services to the Fair Park.
- Intergovernmental agreement for County financial support of the Cabela's project among Washington County, the Towns of Germantown and Polk, the then-Town of Richfield and the Wisconsin Departments of Commerce<sup>96</sup> and Transportation.
- Intergovernmental agreement between the County and the Village of Germantown to utilize the County's Attraction Loan Fund to develop a business park in the Village.
- Intergovernmental agreement between the County and the City of West Bend authorizing the use of the County's Employee Health Center by City employees.
- Intergovernmental agreements for administration of erosion control and stormwater management and nonmetallic mining reclamation ordinances (see Chapter 2 for additional information).
- Intergovernmental agreement between Washington County and the towns for town enforcement of human health hazard violations under Chapter 8 of the County Code of Ordinances.
- **Section 66.0307 – Boundary Change Pursuant to Approved Cooperative Plan:** A cooperative plan may change boundaries between local governments. The cooperative plan must be approved by the DOA. The plan may establish ultimate city or village boundaries, zoning for the areas included in the agreement, and provide for revenue sharing. The major difference between a boundary agreement established under Section 66.0301 and one established under Section 66.0307 is that the latter supersedes the annexation *Statute* for attachment and/or detachment of property from one local government to another, provided the attachment or detachment is called for by the agreement. Washington County is not a party to any agreements established under Section 66.0307.
- **Section 66.0225 – Stipulated Boundary Agreement in Contested Boundary Actions:** Boundary agreements may also be established by a judicial order as part of a settlement of annexation litigation between a town and adjacent city or village. Boundaries are determined by mutual agreement of the parties. Washington County is not a party to any agreements established under Section 66.0225.
- **Local Government Boundary Agreements:** There are three boundary agreements in effect in Washington County; one between the City and Town of West Bend; one between the Village and Town of Jackson; and one among the City of Hartford and Towns of Erin, Hartford, and Richfield (the Town of Richfield subsequently incorporated as a Village). The agreements between the City and Town of West Bend and between the Village and Town of Jackson were developed using Section 66.0307 of the *Statutes*. The agreement among the City of Hartford, Village of Richfield, and Towns of Erin and Hartford were developed under Section 66.0225 of the *Statutes*. There are also intergovernmental agreements under Section 66.0301 of the *Statutes* between the City of Hartford and the Town of Erin, and the City of Hartford and Town of Rubicon (in Dodge County) for the purpose of orderly planned development and land preservation. In addition, the City of Hartford and Village of Slinger also have an intergovernmental agreement addressing various issues relating to community services, utilities, and extraterritorial jurisdiction, which is described in Chapter 2.
- **Section 66.0309 – Creation, Organization, Powers, and Duties of Regional Planning Commissions:** This section of the *Statutes* authorizes the Governor to establish regional planning commissions in response to petitions from County and local governments. A regional planning commission is charged by the *Statutes* to prepare and adopt a master plan for development of the region. Washington County is part of the SEWRPC Region, which serves the seven counties and 147 cities, towns, and villages in the southeastern corner of Wisconsin. SEWRPC was established by then-Governor Gaylord Nelson in 1960 and is governed by a 21-member Commission. Chapter 2

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<sup>96</sup>The Wisconsin Department of Commerce was dismantled in 2011. Economic development functions previously performed by the DOC have been moved to the Wisconsin Economic Development Corporation (WEDC).

includes a summary of recent plans prepared by SEWRPC that affect Washington County. SEWRPC also assisted the County with preparing this comprehensive plan update.

### **Examples of Shared Services in Washington County**

There are many existing service agreements within Washington County between the County and local units of government, and between local governments. Several of the agreements are listed below. Agreements can take the form of intergovernmental agreements under the *Statutes*, memoranda of understanding between or among units of government, resolutions approved by governing bodies, or more informal written agreements.

### ***Shared Services and Equipment***

#### Police/Fire Services

- Certain EMS service providers in the County possess a higher level of training than others. In certain situations, a Basic Life Support (BLS) service can request an “intercept” from an Advanced Life Support (ALS) service to provide better care for their patient. An “intercept” involves two ALS trained responders coming to the scene in a vehicle (usually a car or van but not their ambulance) with their ALS equipment and they ride along in the BLS ambulance. This keeps the ALS service ambulance available for other calls.
- Training and equipping a hazmat team is a very expensive undertaking. No one fire agency in Washington County had the funds to do it on their own. A countywide team was formed using grants to pay for initial and ongoing training and the equipment the team utilizes. Presently, the team has members from eight of the 13 fire departments in the County.
- Agreement between Washington County and the Village of Richfield to provide police protection to the Village.
- Agreement between Washington County and the Village of Newburg to provide police protection to the Village when the Village Police Department is not operating.
- Agreement between Washington County and the Town of Trenton to provide police protection to the Town when the Town Police Department is not operating.

#### Garbage Collection/Recycling

- Joint recycling drop-off point for residents of the Towns of Erin and Hartford.
- The Town of Polk and the Village of Richfield are joint recipients of a Recycling Consolidation Grant offered through the WDNR. Eligible uses of grant funds include collection and transport of recyclable materials from single-family and 2 to 4 unit multifamily residential properties, program educational and outreach materials, and administrative costs.

#### Public Works

- The County Highway Department conducts routine summer maintenance for local governments for specific projects on a time and materials basis. Examples include pavement markings, mowing roadsides, grading gravel shoulders, replacing road cross culverts, and cleaning roadside ditches.
- The County currently provides bridge inspection and consultation services to all local governments. By having the County perform this service, the local government does not have to contract with an engineering firm every other year. The County tracks inspections, performs the inspections, and provides the local government with the results.



**The County currently provides bridge inspection and consultation services to all local governments.**



- When seal coating roads, Washington County leases a chip spreader from Sheboygan County and a rubber-tired roller from Ozaukee County for chip sealing. Ozaukee County leases Washington County's trucks for hauling aggregate on their projects.
- Additional examples of shared services and equipment between Washington County and other Counties and local governments include:
  - Purchased salt from the Town of West Bend to allow the Town to avoid storage charges
  - Rented a mastic machine to the City of West Bend and provided supervision
  - Provided labor and a quad axel to Sheboygan County to assist with paving
  - Provided centerline paving for the Village of Richfield and the Town of Trenton and preformed night work on CTH Q
  - Provided traffic control devices to Columbia County during flooding
  - Provided equipment and labor to Ozaukee County to assist with a culvert after flooding.

### ***Shared Utilities and Community Facilities***

- The City of Hartford and the Village of Slinger have established an agreement for the City to provide operations and maintenance to the Village's electric utilities.
- The Village of Kewaskum shares recreational facilities with the Kewaskum School District (tennis courts, baseball/softball diamonds).
- Washington County partnered with the WDNR in the design, construction, and maintenance of the Eisenbahn State Trail. The City of West Bend and the Village of Kewaskum, in cooperation with Washington County, have constructed further improvements to the Trail.



**Washington County partnered with the City of West Bend, WDNR, Washington County Highway Department, and the Village of Kewaskum in the design, construction, and maintenance of the Eisenbahn State Trail.**

- Joint planning and construction of the Ice Age Trail by the WDNR, the Ice Age Trail Alliance, Washington County, and the City of West Bend.
- The City of West Bend, Town of West Bend, Washington County, WDNR, and the Cedar Lakes Conservation Foundation partnered to preserve Rolfs Park, a unique natural area, and provide recreational opportunities for the citizens of Washington County.

### ***Shared Technologies***

- When the City of West Bend installed their Municipal Area Network (MAN) to connect City buildings and schools, they also provided a way for Washington County to connect. Although the final connection was made to satisfy the needs of the County Treasurer, other Washington County departments benefited. Washington County now has live access to the City's GIS data and vice versa. This ensures both organizations have access to the most current version of the data and eliminates the need to store duplicate copies of the same data on both County and City servers.
- Digital orthophotography is of increasing importance in a variety of County applications. SEWRPC coordinates with Federal, State, regional and county government partners to acquire this valuable imagery. Each partner is able to get the imagery they need at a fraction of the cost they would have paid to do the project alone.

- Washington County and participating local governments have an agreement for the County to provide technical services for the Statewide Voter Registration System (SVRS).
- Washington County provides the forms for the tax bills for all 20 local governments. Washington County provides the tax bills, tax rolls, and computer tax receipting for most of the local governments in the County.
- The Washington County Land Information Program and SEWRPC have acquired a great deal of base data. Parcel mapping, orthophotography, and topographic mapping are just a few examples of the data layers available. The resulting data is made available at little or no charge to other units of government, saving them the expense of acquiring the data themselves.
- The Washington County GIS department and EDWC share data to enhance their respective web-based services.
- Washington County maintains a Countywide emergency radio system.
- The Village of Richfield has an agreement with Washington County GIS Department to maintain the Village's zoning map.

### ***Cooperative Planning Efforts and Ordinance Administration***

#### Cooperative Planning

- Washington County, in partnership with 11 local governments, SEWRPC, and UW-Extension, formally agreed to work together in a single planning effort to develop a multi-jurisdictional comprehensive plan. This joint planning process provided an opportunity for neighboring local governments to work through issues to provide for the future success, economic vitality, and quality of life in Washington County. The multi-jurisdictional plan update process includes the 11 original partners, plus the Villages of Jackson and Newburg and the Town of Jackson.
- In 2013, Washington County and EDWC formed a Redevelopment Coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield, and Village of Slinger that was awarded a FY2014 Brownfield Assessment Grant of \$600,000. This County and EDWC-led Redevelopment Coalition was the first of its kind in Wisconsin to receive a US EPA grant and is unique in its depth of partnership with local and State economic development organizations. In 2017, the Redevelopment Coalition received additional funding through a \$600,000 US EPA Community-Wide Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields. Additional information on the Redevelopment Coalition is provided in Chapter 10.
- Boundary agreement between the City of West Bend and Town of West Bend under Section 66.0307 of the *Statutes*.
- Mediated Cooperative Plan Agreement between the Village of Jackson and Town of Jackson under Section 66.0307 of the *Statutes*.
- Boundary agreement between the City of Hartford, the then-Town of Richfield, and the Towns of Erin and Hartford under Section 66.0225 of the *Statutes*.
- The EDWC seeks to improve and enhance the economic vitality of Washington County and all its communities by serving as the central voice on economic development issues.
- Over the last two decades, the County Land and Water Conservation Division has successfully partnered with the Big Cedar Lake Protection and Rehabilitation District and the Cedar Lakes Conservation Foundation in implementing several conservation practices throughout the Big Cedar Lake watershed.
- Cooperative planning effort among Washington County, SEWRPC, and the City of West Bend for stormwater management and water quality improvements along Quaas Creek.

- The County partnered with the Pike Lake Protection and Rehabilitation District to contract a summer intern in 2018 to conduct Aquatic Invasive Species outreach to water users of Druid and Pike Lake.
- The County is partnering with the Milwaukee Metropolitan Sewerage District (MMSD) to help lead efforts to improve water quality as part of the Total Maximum Daily Load; in turn, MMSD has secured external grants that they passed onto the County to support a Conservation Technician position.
- The County has an Intergovernmental Cooperative Agreement with Waukesha County to coordinate an Aquatic Invasive Species Education and Prevention Program by sharing the services 50/50 of a full-time AIS Coordinator employed by Washington County.
- Starting in 2019 the Clean Sweep Program will undergo changes, whereas County residents will be provided an increased opportunity to safely dispose of their hazardous waste. Through a contracted agreement with Waukesha County and Veolia Environmental Services, County residents will be able to utilize the Veolia Environmental Services Facility in Menomonee Falls. The agreement will allow more opportunities for residents to dispose of their material rather than two times per year as the program previously allowed.

#### Ordinance Administration

- The County has several intergovernmental agreements with towns to administer the County's erosion control and stormwater management ordinance on behalf of the towns.
- The County has several intergovernmental agreements with towns to administer the County's nonmetallic mining reclamation ordinance on behalf of the towns, and also answers questions that any local governments may have with respect to nonmetallic mining reclamation.
- The County is responsible to perpetuate all public land survey system corners. By having local governments contact the County 30 days prior to any possible disturbance, thousands of dollars are potentially saved by both the County and the local government. Washington County's Engineer/Surveyor works with adjoining county surveyors to ensure that the monuments on the county lines are perpetuated.
- The Village of Richfield has an intergovernmental agreement with the Village of Slinger and the Village of Sussex (located in Waukesha County) related to building inspection services. The Village of Richfield has two full-time inspectors that are shared among the three communities per the agreement.

## **11.4 INTERGOVERNMENTAL CONFLICTS AND DISPUTE RESOLUTION**

### **Dispute Resolution Process<sup>97</sup>**

Section 66.1001 (2) (g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the County and other governmental units, including school districts, and describe processes to resolve such conflicts.

Washington County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts. The Intergovernmental Cooperation Element of the comprehensive plan is intended to contribute to avoiding and minimizing potential conflicts, but nevertheless, conflicts will continue to occur at the local and County levels. There are several techniques available for dispute resolution. Dispute resolution techniques can be broken into the following two categories:

- Alternative dispute resolution techniques such as negotiation and mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

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<sup>97</sup> Sources for this section include the publications *Intergovernmental Cooperation, A Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan, prepared by the Wisconsin Department of Administration, and Practices and Procedures for Dispute Review Boards, Dispute Resolution Boards, and Dispute Adjudication Boards, prepared by the Dispute Resolution Board Foundation.*

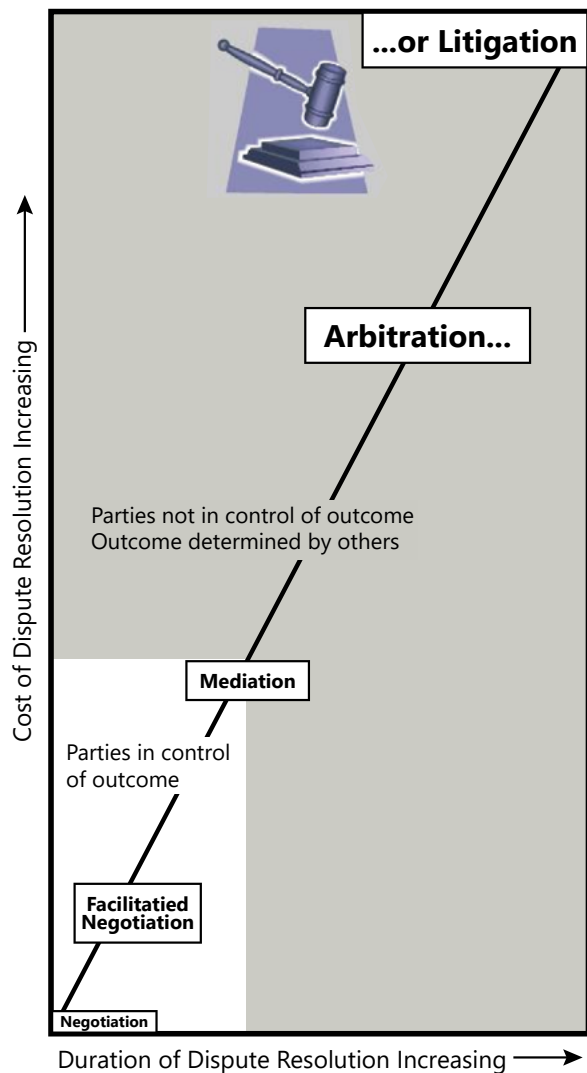
In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation.

The alternative dispute resolution process is intended to provide a low-cost, flexible approach to resolving disputes between governmental entities arising from the adoption of the comprehensive plan and this plan update. This process works to resolve actual and potential conflicts between governmental entities through open dialog and cooperative initiatives and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within a County or local government.

The principal benefits of government entities utilizing an alternative dispute resolution process to resolve conflicts include:

- Saving time and legal expenses
- Having greater control over the dispute resolution process
- Resolving conflicts in a more creative way than might be possible if it were left to a decision by a judge or jury
- Greater privacy in resolving disputes than is afforded in a courtroom
- Increasing communication, fostering positive intergovernmental relationships, and providing an opportunity for learning and broaden perspectives and solutions by responding to conflict in a rational and courteous manner can.

**Figure 11.1**  
**Dispute Resolution Ladder**



Source: Dispute Resolution Board Foundation and Washington County

In general, the dispute resolution process involves multiple stages if a conflict is not immediately resolved.

The process begins with alternative dispute resolution techniques, including informal negotiations among, and between, the disputing parties. If these efforts are unsuccessful, facilitated negotiation utilizing the Washington County Multi-jurisdictional Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation, more traditional dispute resolution techniques, are the remaining stages and tend to be slower and more costly than the preceding stages. See Figure 11.1 for more details on typical dispute resolution stages. Washington County is only responsible for the administration of the Dispute Resolution panel utilized in facilitated negotiations.

County and local governments should select an authorized representative to be involved in the dispute resolution process. The designated representative should have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communication with the jurisdiction throughout the process.

**Negotiation**

The first stage of the dispute resolution process is negotiation. Negotiation is a process involving an exchange of offers and counteroffers by the parties or a discussion of the strengths and weaknesses or the merits of the parties' positions without the assistance of an impartial third party. Negotiation can be conducted directly between the parties.

There are two basic elements involved with negotiation: the process and the substance. The process refers to how the parties negotiate: the context of the negotiations, the parties to the negotiations, the relationships among these parties, the communication between these parties, the tactics used by the parties, and the sequence and stages in which all of these play out. The substance refers to the subject matter of the issue in dispute or the agenda, the issues, the options, and the agreement(s) reached at the end.

### ***Facilitated Negotiation – Washington County Multi-Jurisdictional Dispute Resolution Panel***

At the request of local governments, the Washington County Board of Supervisors adopted 2004 Resolution 35 on August 10, 2004, which provided for the establishment of a fair and just quasi-judicial, multi-jurisdictional dispute resolution forum to resolve multi-jurisdictional conflicts regarding adopted comprehensive plans. Interested County and local governments would enter into an appropriate intergovernmental agreement to voluntarily participate in this dispute resolution process in an effort to reduce or avoid expenditures of valuable taxpayer dollars.

In 2007, a Dispute Resolution Forum Subcommittee (DRFS) was formed by the Multi-Jurisdictional Advisory Committee to develop the procedures and bylaws for the Multi-jurisdictional Dispute Resolution Panel. At this stage of dispute resolution, the DRFS concluded that if negotiation was unsuccessful, the disputing parties would have an opportunity to voluntarily present the disputed issue to a six-member panel of appointed or elected representatives from other County or local governments. The Panel would engage the parties in a discussion and negotiation of the dispute openly in an effort to reach a mutually agreeable solution. The DRFS named this stage “facilitated negotiation” to clearly differentiate it from the negotiation and mediation stages. The rules and bylaws governing the Washington County Multi-jurisdictional Dispute Resolution Panel are included in Appendix F.

### ***Mediation***

If facilitated negotiation is unsuccessful, the disputing parties can enter the mediation stage. During mediation, the disputing parties meet in a “mediation session” to discuss ways to resolve their dispute, assisted by an impartial third party called a mediator. The mediator listens to each party’s side of the dispute and then helps them to communicate with each other to identify the issues that need to be decided and to reach a settlement that is satisfactory to each of them. Mediation is a confidential process. Statements made during a mediation session generally are not allowed to be revealed in any later court proceeding between the parties.

Although participating in mediation is voluntary, if a settlement results, it may be binding on all parties. Mediators are expected to be impartial and should neither advise the parties, who often are represented by their own lawyers, nor make any decision for them. Individuals who serve as mediators may or may not be lawyers, but may be specially trained to provide assistance in resolving disputes. Mediation can be structured to meet the needs of a specific dispute.

### ***Arbitration***

If the dispute is not resolved after the mediation stage, the arbitration process is available for the disputing parties. Arbitration is the stage most closely related to a lawsuit. In arbitration, a neutral decision maker, known as an “arbitrator,” is selected by the parties or by a neutral dispute resolution service provider. Sometimes arbitration takes place with a panel of three arbitrators, rather than a single arbitrator. Evidence is presented to the arbitrator(s) at a formal hearing similar to the presentation of evidence in a lawsuit, although the rules that apply in court are somewhat relaxed. Parties in arbitration may be represented by lawyers, who present evidence and legal arguments to the arbitrator(s) on behalf of their clients. The arbitrator(s) then make a decision, most often called an “award.” An arbitration award generally is a final decision, subject only to limited review by a court as allowed by law.

### ***Litigation***

In the event that a dispute is not resolved to the satisfaction of the parties involved, legal action can be pursued. Litigation is the final stage in which a dispute can be resolved. This is typically the slowest and most costly form of resolving disputes. This stage includes the dispute being heard and decided by a judge or jury in a court. Results of this stage are fully binding, although there are appeal rights that may be pursued. Any party wishing to pursue legal action against the other party should bring such action to the Circuit Court of Washington County, State of Wisconsin.

## Intergovernmental Conflicts

Section 59.69(3)(b) of the *Wisconsin Statutes* explicitly requires that a county development (comprehensive)<sup>98</sup> plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a city or village master plan or official map adopted under Section 62.23 “shall control” in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the county comprehensive plan. There is no *Statute* requiring a county to incorporate town plans into the county comprehensive plan. In addition, the comprehensive planning law did not alter any existing town, village, city, or county authorities or responsibilities with regard to planning, zoning, plat approval, extraterritorial authorities, annexations, or any of the other many *Statutes* and regulations that affect land use in Wisconsin. There has been no apparent attempt by the proponents of the comprehensive planning law or any State officials or agencies to address the many ambiguities between the comprehensive planning law and pre-existing *Statutes*.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>99</sup> may not be included in the (city) master plan without the consent of the county board of supervisors.” The Washington County Attorney determined that the Washington County Planning and Parks Department is a regional planning department. Based on that determination, the Washington County land use plan map (Map 12.1 in Chapter 12) included city and village land use plan maps for the areas within city and village limits. However, each city and village land use plan map adopted as part of a city or village comprehensive plan included areas outside the limits of the city or village, with the exceptions of the Village of Germantown plan and Village of Richfield plan. This practice is part of good land use planning, because cities and villages typically annex land over time to accommodate population growth. VISION 2050 recommends that additional residential growth occur in a compact pattern within, and adjacent to, urban service areas at densities that can be cost-effectively provided with sewer and other urban services. VISION 2050 recommends that new urban development occur with sanitary sewer service; however, it is not necessary that such development occur only within cities and villages. Situations in which towns form a sanitary or utility district to provide sanitary sewer services, or enter into a boundary agreement with an adjacent city or village that provides for urban development in the town and the extension of sewers to serve that development, are consistent with VISION 2050.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; where a city or village annexes land without providing sewer and/or water services; and where annexations result in illogical city or village boundaries, including long, narrow “arms” of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creating a town island. Irregularly-shaped annexations also create problems with street maintenance, due to alternating portions of a street being in a city or village and remaining portions in a town; half of a street being annexed and subject to city or village construction standards (which may, for example, require installation of curbs and gutters), while the other half remains developed to town standards; and/or different speed limits posted for segments of the street under town versus city or village jurisdiction.

Many of these issues and disagreements could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns. Until such agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their extraterritorial authorities in adjacent towns (a summary of extraterritorial authorities is provided in Appendix C).

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<sup>98</sup> Section 66.1001(1)(a) of the *Statutes* defines a comprehensive plan as a county development plan prepared or amended under Section 59.69(2) or (3); a city or village master plan adopted or amended under Section 62.23(2) or (3); a town master plan adopted under Section 62.23(2), where the town exercises village powers under Section 60.22(3); and a master plan adopted by a regional planning commission under Section 66.0309(8), (9), or (10).

<sup>99</sup> In accordance with Section 61.35 of the *Statutes*, the same provision would apply to villages.

Opportunities to develop coordinated land use plan maps for the extraterritorial areas of cities and villages during the original multi-jurisdictional planning process were limited due to the fact that only one village, the Village of Kewaskum, chose to join the process. The Town and Village of Kewaskum did conduct a joint planning process for lands on the periphery of the Village, as part of an extraterritorial zoning (ETZ) process initiated by the Village in November 2006. Although the ETZ process led to some tentative agreements between the Village and the Town on generalized land uses in the ETZ area, no formal agreement was reached and issues relating to residential densities and extension of sewer and water services remain unresolved.

The County encourages cities and villages and adjacent towns to continue or to initiate cooperative planning as local governments work to update their adopted comprehensive plans. The inventory information and recommendations developed as part of this multi-jurisdictional comprehensive plan update should provide a good basis for the development of boundary agreements.

In 2018, the Village and Town of Jackson entered into a Mediated Cooperative Plan Agreement developed under Section 66.0307 of the *Statutes*. This agreement supersedes the prior agreement between the Village and Town, which is documented in the Village of Jackson and Town of Jackson Revenue Sharing Agreement and Cooperative Boundary Plan. The prior agreement was developed under Section 66.0225 of the *Statutes*, adopted in 1999, and subsequently amended in 2005 and 2008. The Mediated Cooperative Plan Agreement was approved by the Wisconsin Department of Administration (DOA) in 2018, and provides details regarding the boundary between the Village and Town, including the timeline for boundary changes. The agreement also provides details regarding municipal services within these areas. Changes to the Village and Town land use plan maps resulting from the agreement are shown on Maps 11.4 and 11.15 and have also been incorporated into the County land use plan map.

Maps 11.1 through 11.20 depict the land use plan map for each city, village, and town in the County. The maps include the full planning area in cases where a city or village has planned for areas outside current corporate limits. Each of the maps includes the land use plan categories approved by the local government. The local land use plan categories were converted to County land use plan categories for inclusion in the County land use plan map. Appendix G includes a table for each local government that lists each plan category shown on the local land use plan map, and the corresponding category on the County plan map. Appendix G also includes a description of local government plan updates and amendments that have been adopted since February 2013.

Several local governments included secondary environmental corridors on their local land use plan map. On December 10, 2013, the Washington County Board of Supervisors voted to remove secondary environmental corridors (SECs) from the multi-jurisdictional comprehensive plan. The Washington County land use plan map (Map 12.1) and other maps depicting SECs were subsequently revised as directed by the County Board. As documented in Appendix G, SECs that are shown on a local land use plan map, either as a separate category or as part of a general "environmental corridor" or "conservancy area" category, are shown on Map 12.1 in the "Other Conservancy Lands to be Preserved by Local Government" category. In local governments that did not include SECs on the local land use plan map, or depicted SECs as an overlay on the local map, the underlying land use category from the local map is shown on Map 12.1.

***Local government land use plan maps presented in this chapter may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.***

The following land use plan maps have been adopted as part of a local comprehensive plan:

- City of Hartford (Map 11.1)
- City of West Bend (Map 11.2)
- Village of Germantown (Map 11.3)
- Village of Newburg (Map 11.6)
- Village of Richfield (Map 11.7)
- Village of Slinger (Map 11.8)
- Town of West Bend (Map 11.20)

Maps for the following communities were prepared as part of this 10-year multi-jurisdictional comprehensive plan update process. Participating communities were provided with four options for undertaking their 10-year plan updates. Option 1 was to reaffirm the existing plan without change. Option 2 was a minor plan update with a focus on updating the land use plan map. Option 3 was a plan update with a focus on updating the land use plan map and some key planning inventory data. Option 4 was a full update of the comprehensive plan. Each of the communities that updated their plan chose Option 2 (the plan design year for these communities was updated to 2050). Some communities chose to incorporate existing amendments only as their 10-year update (the plan design year for these communities remains 2035). Land use plan map updates that were not adopted as of January 24, 2019, are noted as preliminary in the title of the map.

- Village of Jackson (Map 11.4)
- Village of Kewaskum (Map 11.5)
- Town of Addison (Map 11.9)
- Town of Barton (Map 11.10)
- Town of Farmington (Map 11.12)
- Town of Germantown (Map 11.13)
- Town of Jackson (Map 11.15)
- Town of Kewaskum (Map 11.16)
- Town of Polk (Map 11.17)
- Town of Trenton (Map 11.18)
- Town of Wayne (Map 11.19)

The following communities are anticipated to reaffirm their existing plans without change, but have not yet adopted a resolution to do so as of January 24, 2019.

- Town of Erin (Map 11.11)
- Town of Hartford (Map 11.14)

Map 11.21 graphically summarizes conflicts between city and village land use plans and adjacent town land use plans. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

Conflicts between local and/or local and County plans are categorized as follows on Map 11.21:

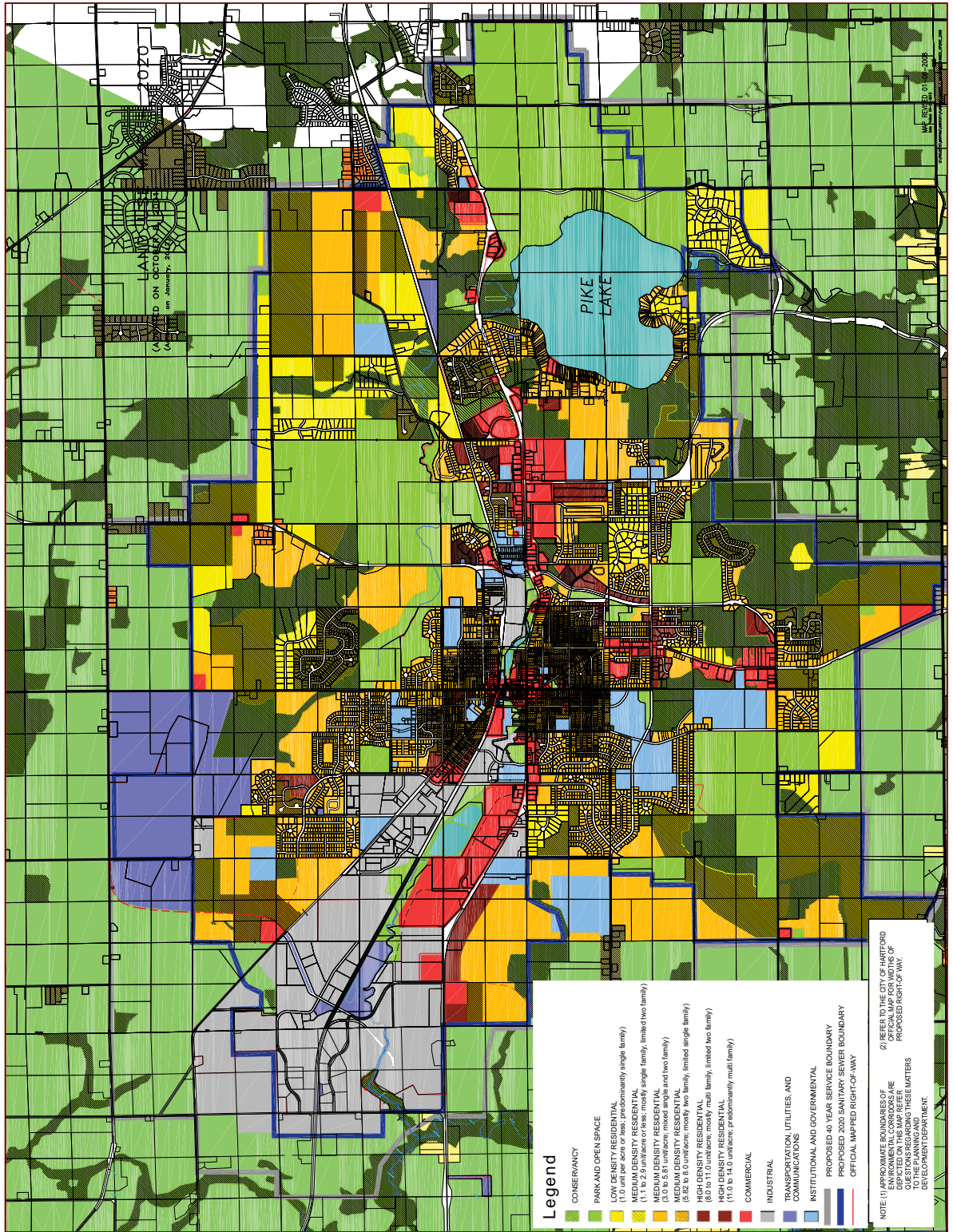
- **City/Village and Town/County land use plan maps both show residential uses, but at different densities:**
  - Village of Kewaskum and Town of Kewaskum: The Town of Kewaskum designates areas surrounding the Village for residential development at a density of one home per 40,000 square feet.<sup>100</sup> The Village plan recommends densities equivalent to one home per 20,000 to 30,000 square feet north of the Village to up to four homes per acre (about 10,000 square foot lots) on the west and south sides of the Village. In addition, the Village plan anticipates that new homes adjacent to the Village would be provided with sanitary sewer and public water services, and most of the area designated for one-acre development by the Town is located in the Village of Kewaskum sewer service area. It would be cost-prohibitive to provide sewer and water services to areas developed at the one home per acre density recommended by the Town land use plan.
  - City of West Bend and Town of Trenton: The Town of Trenton designates areas on the east side of West Bend, within the City’s sewer service area, for residential development at a density of one home per 40,000 square feet. The City plan recommends densities ranging from the equivalent of one home per 7,200 to 20,000 square feet. The City of West Bend also anticipates that new homes within the sewer service area would be provided with sanitary sewer and public water services. It would be cost-prohibitive to provide sewer and water services to areas developed at the one home per 40,000 square feet density recommended by the Town land use plan.

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<sup>100</sup> One acre is 43,560 square feet.

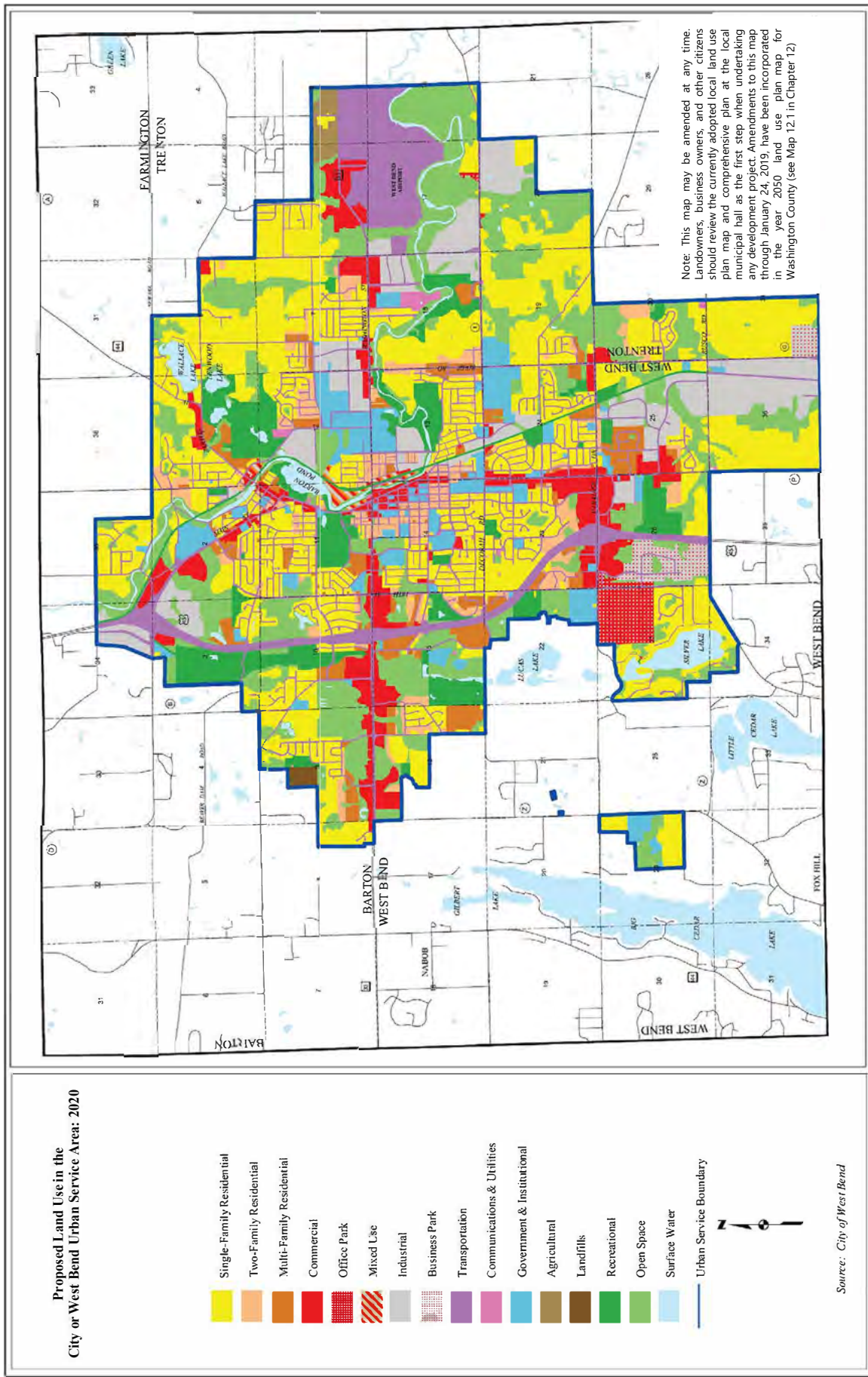


**Map 11.1**  
**City of Hartford Adopted Long-Range Land Use Map: 2030**

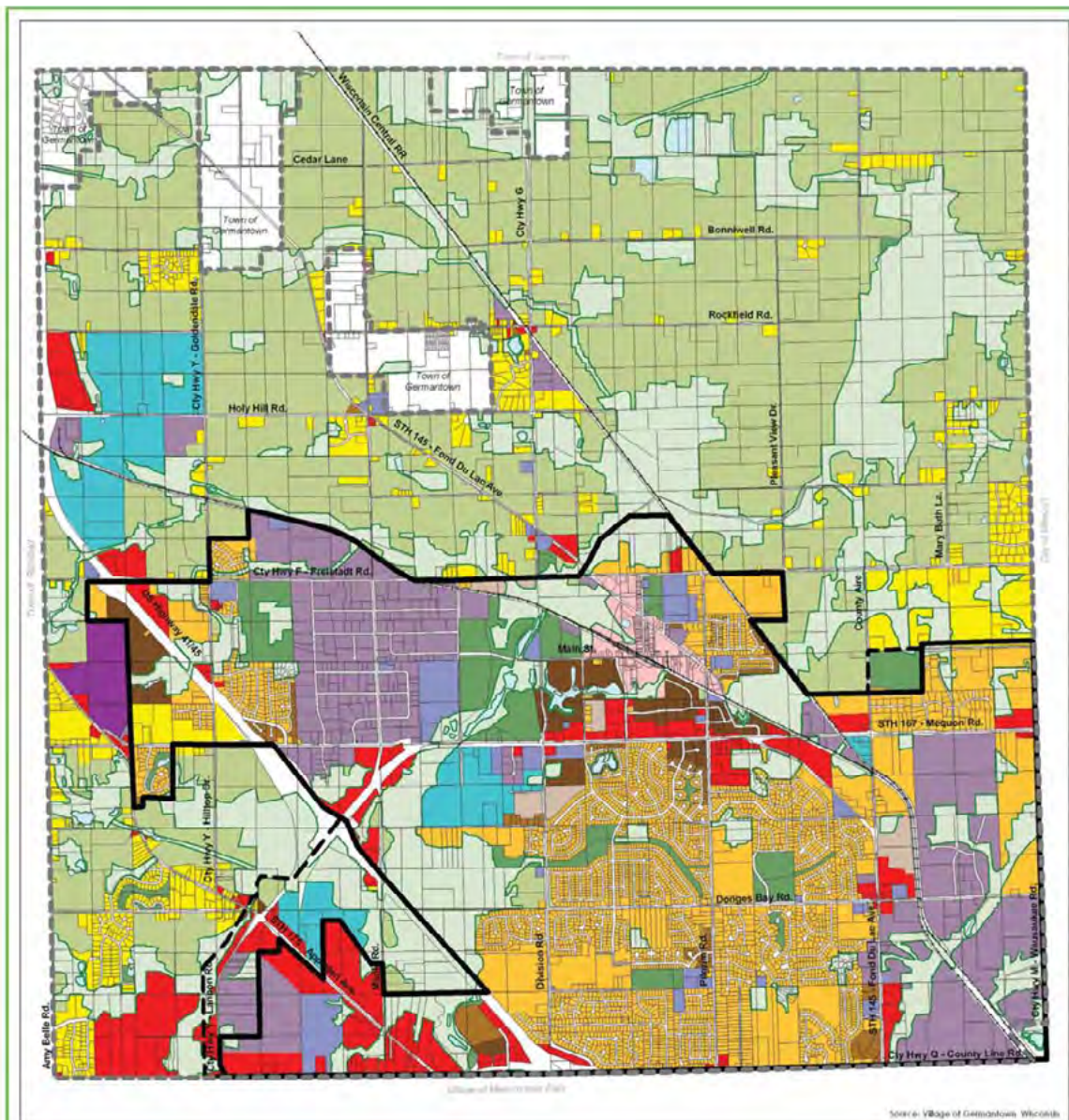


NOTE: THIS MAP MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LAND USE PLAN MAP AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.

**Map 11.2  
Proposed Land Use in the City of West Bend Urban Service Area: 2020**



**Map 11.3**  
**Village of Germantown 2010-2020 Future Land Use Plan**



Source: Village of Germantown, Wisconsin

**Future Land Use Categories**

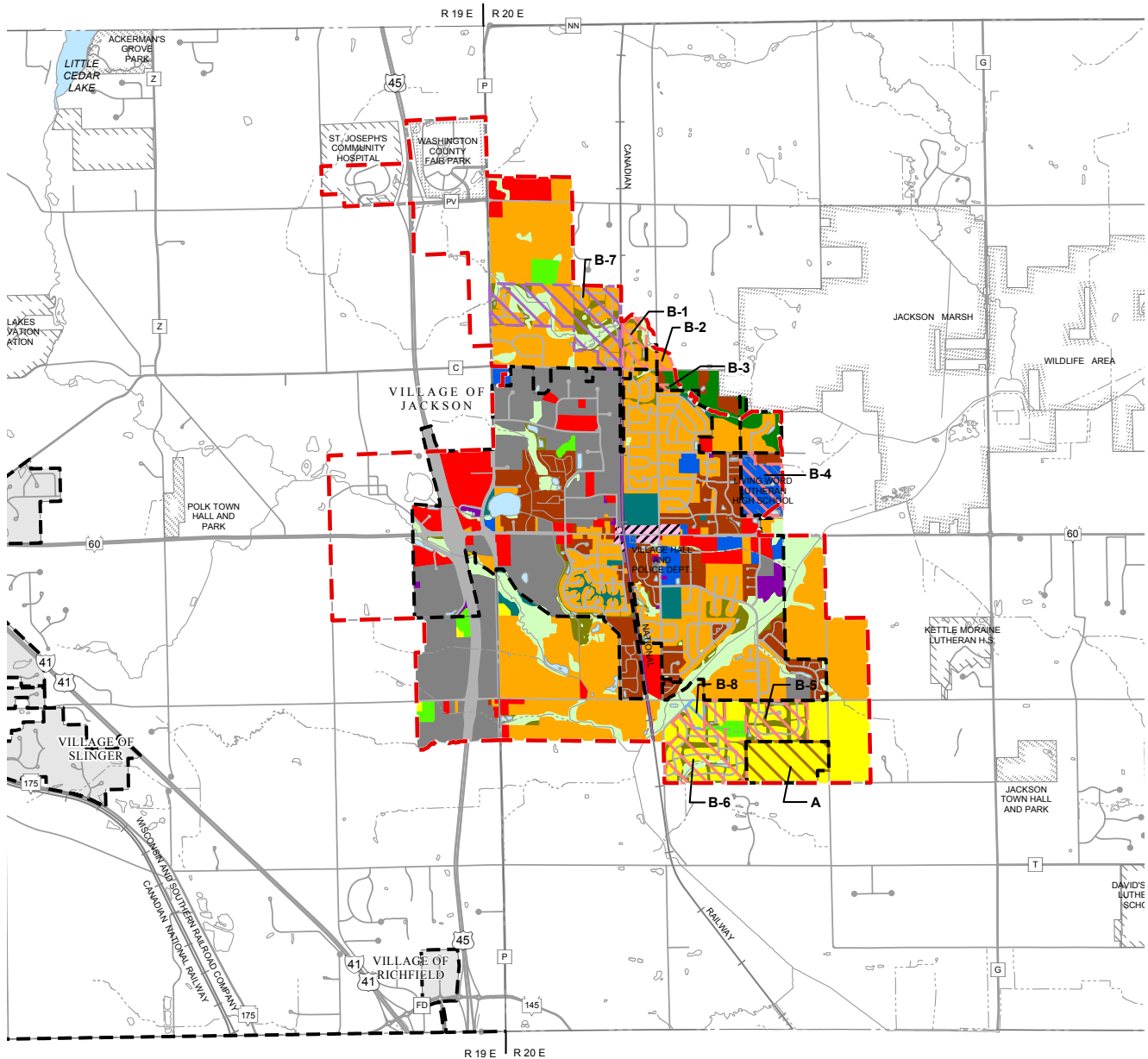
- |   |                            |   |
|---|----------------------------|---|
| Agricultural/Conservation Residential (5 Acre lots) | Commercial                 | Environmental Corridors/ Isolated Natural Areas |
| Rural Residential (1 Ac. Min. Lot Size)             | Village Mixed Use          | 2010 Sanitary Sewer Service Area                |
| Low Density Residential (2 d.u./Acre)               | Mixed Use                  | 2020 Sanitary Sewer Service Area Extension      |
| Medium Density Residential (4 d.u./Acre)            | Industrial/Office          | Municipal Boundary                              |
| High Density Residential (8 d.u./Acre)              | Mineral Extraction         |   |
| Elderly Residential                                 | Institutional/Governmental |   |
|   | Park/Recreation Area       |   |
|   | Rivers, Lakes and Streams  |   |

Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project. Amendments to this map through January 24, 2019, have been incorporated in the year 2050 land use plan map for Washington County (see Map 12.1 in Chapter 12)

**Map 8 - 3 : 2010-2020 Future Land Use**  
 Comprehensive Plan  
 Village of Germantown, Wisconsin

JJR  
 September, 2004  
 0 Ft. 1,625 Ft. 3,250 Ft.

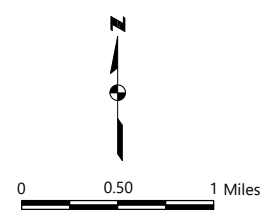
# Map 11.4 Preliminary Land Use Plan for the Village of Jackson: 2050



- |  |   |  |  |
|--|---|--|--|
|  | SUBURBAN DENSITY RESIDENTIAL                |  | PRIMARY ENVIRONMENTAL CORRIDOR (PEC)                   |
|  | MEDIUM DENSITY RESIDENTIAL                  |  | ISOLATED NATURAL RESOURCE AREA (INRA)                  |
|  | MULTI-FAMILY/HIGH DENSITY URBAN RESIDENTIAL |  | WETLAND OUTSIDE OF PEC OR INRA                         |
|  | MIXED USE                                   |  | OTHER CONSERVANCY LANDS TO BE PRESERVED                |
|  | GENERAL COMMERCIAL                          |  | SURFACE WATER  |
|  | INDUSTRIAL                                  |  | PLANNED SEWER SERVICE AREA BOUNDARIES (SEPTEMBER 2018) |
|  | GOVERNMENTAL AND INSTITUTIONAL              |  | TOWN/VILLAGE BOUNDARY                                  |
|  | PARK AND RECREATION                         |  |  |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY            |  |  |
|  | OTHER TRANSPORTATION AND UTILITIES          |  |  |

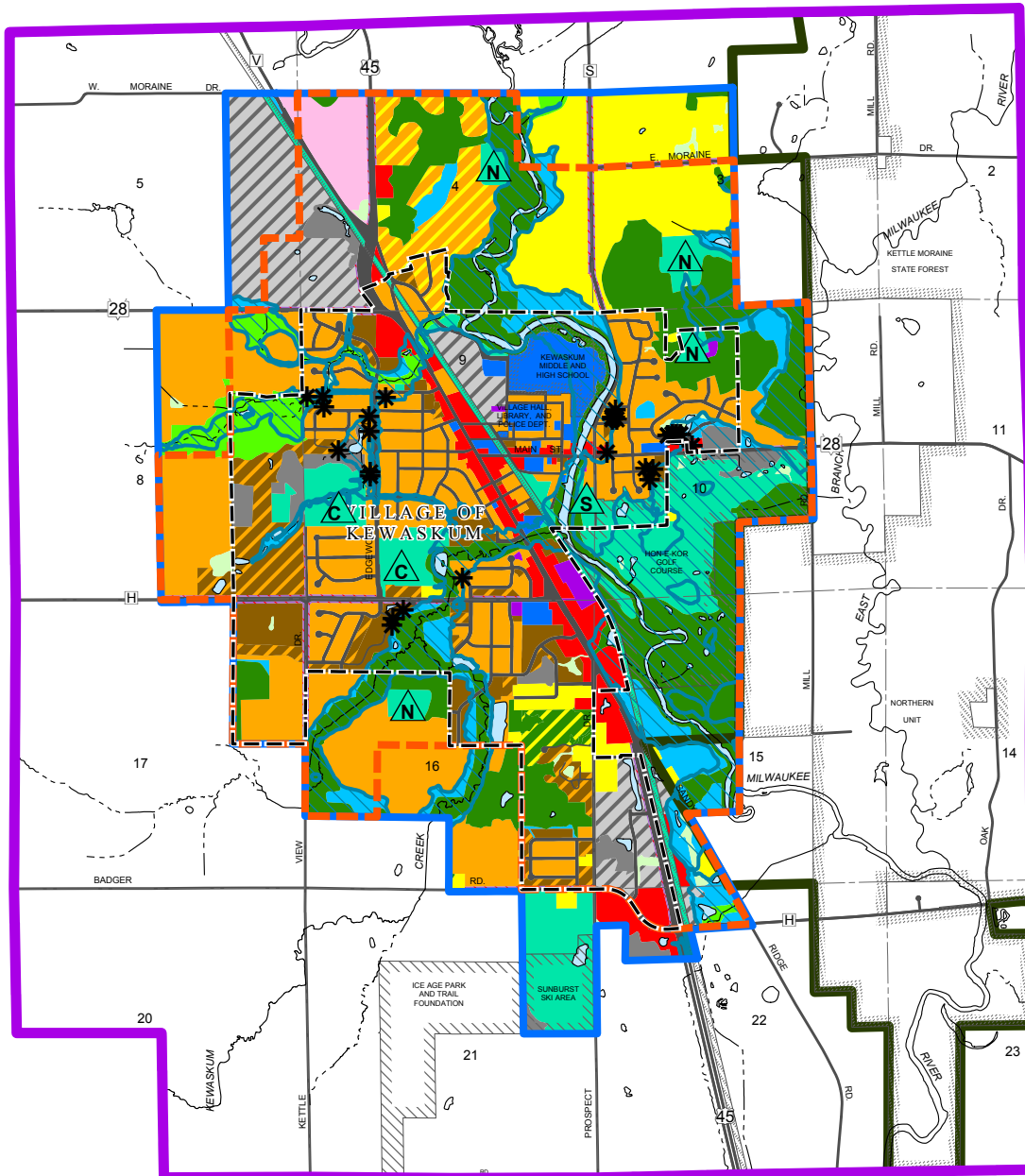
- AREAS TO BE ATTACHED TO THE VILLAGE OF JACKSON PER THE MEDIATED COOPERATIVE PLAN AGREEMENT (5/2018)**
- TO BE ATTACHED IMMEDIATELY (A)
  - TO BE ATTACHED IN 2021 (B-1, B-2, B-3, B-4, B-5, B-6)
  - TO BE ATTACHED BETWEEN 2021 AND 2030 (B-8)
  - TO BE ATTACHED IN 2030 (B-7)

Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Village of Jackson, Washington County, and SEWRPC

**Map 11.5**  
**Preliminary Land Use Plan for the Village of Kewaskum Urban Service Area: 2050**



- |   |  |   |
|---|--|---|
| HIGH-DENSITY RESIDENTIAL                          | PARKS AND RECREATION   | COMMUNITY PARK  |
| MEDIUM-HIGH-DENSITY RESIDENTIAL                   | PRIMARY ENVIRONMENTAL CORRIDOR   | NEIGHBORHOOD PARK   |
| MEDIUM-DENSITY RESIDENTIAL                        | SECONDARY ENVIRONMENTAL CORRIDOR   | SPECIAL USE PARK  |
| MEDIUM-LOW-DENSITY RESIDENTIAL                    | ISOLATED NATURAL RESOURCE AREA   | VILLAGE BOUNDARY (JANUARY 2017)   |
| LOW-DENSITY RESIDENTIAL                           | OTHER OPEN LANDS TO BE PRESERVED   | PLANNING AREA BOUNDARY  |
| RESIDENTIAL WITHIN PRIMARY ENVIRONMENTAL CORRIDOR | WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS                       | PLANNED SEWER SERVICE AREA (2050)   |
| COMMERCIAL  | SURFACE WATER  | URBAN SERVICE AREA (2050)   |
| BUSINESS PARK                                     | STREET AND HIGHWAY RIGHTS-OF-WAY   | WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY - KETTLE MORAINES STATE FOREST |
| INDUSTRIAL  | PROPOSED LANDSCAPED BUFFER STRIP AND NO ACCESS EASEMENT  | LETTER OF MAP AMMENDMENT APPROVED BY FEMA (THROUGH SEPTEMBER 25, 2017)                    |
| UTILITY   | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRANCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |   |

Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan, map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

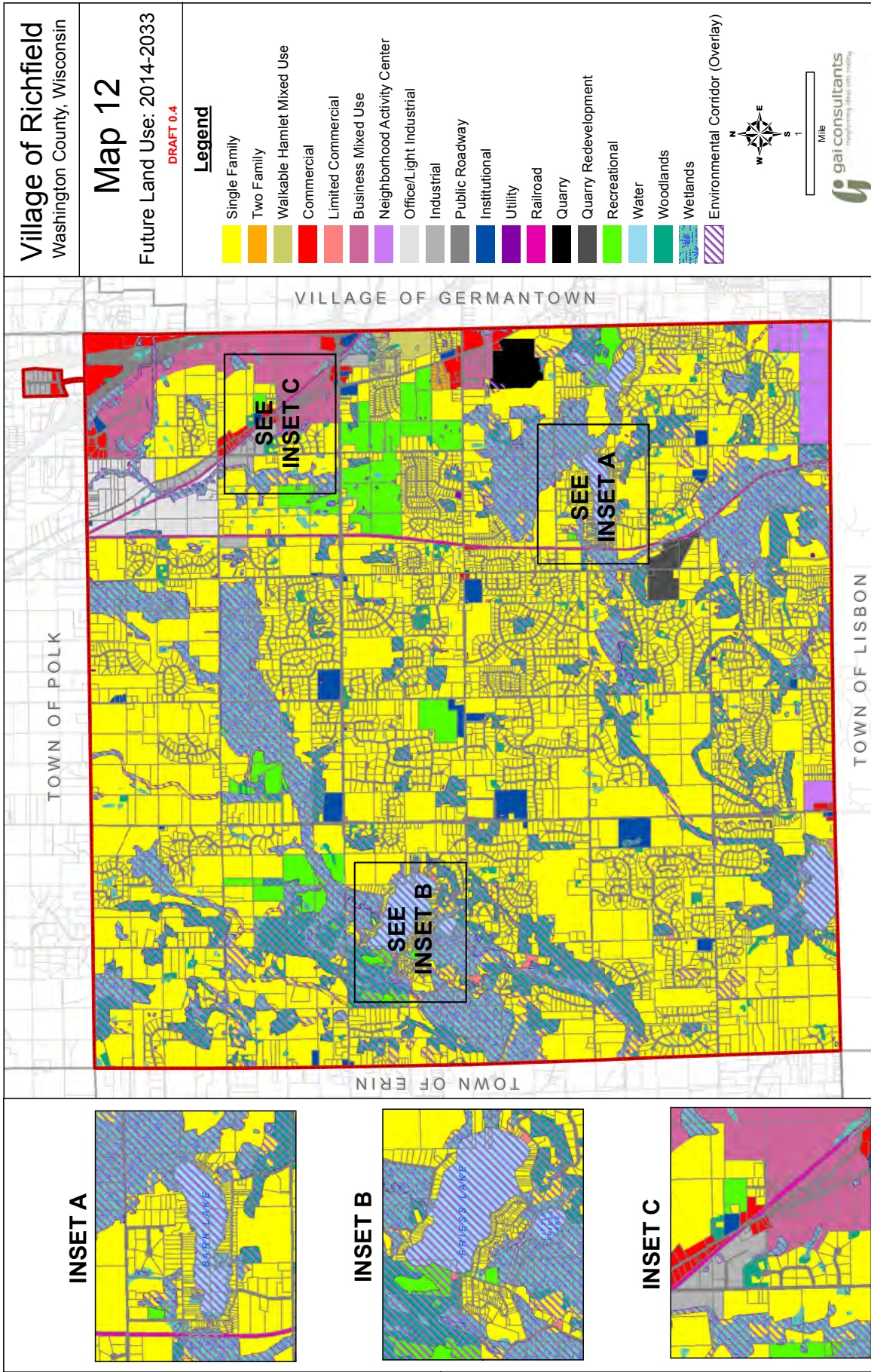


0 0.50 1 Miles

Source: Village of Kewaskum and SEWRPC

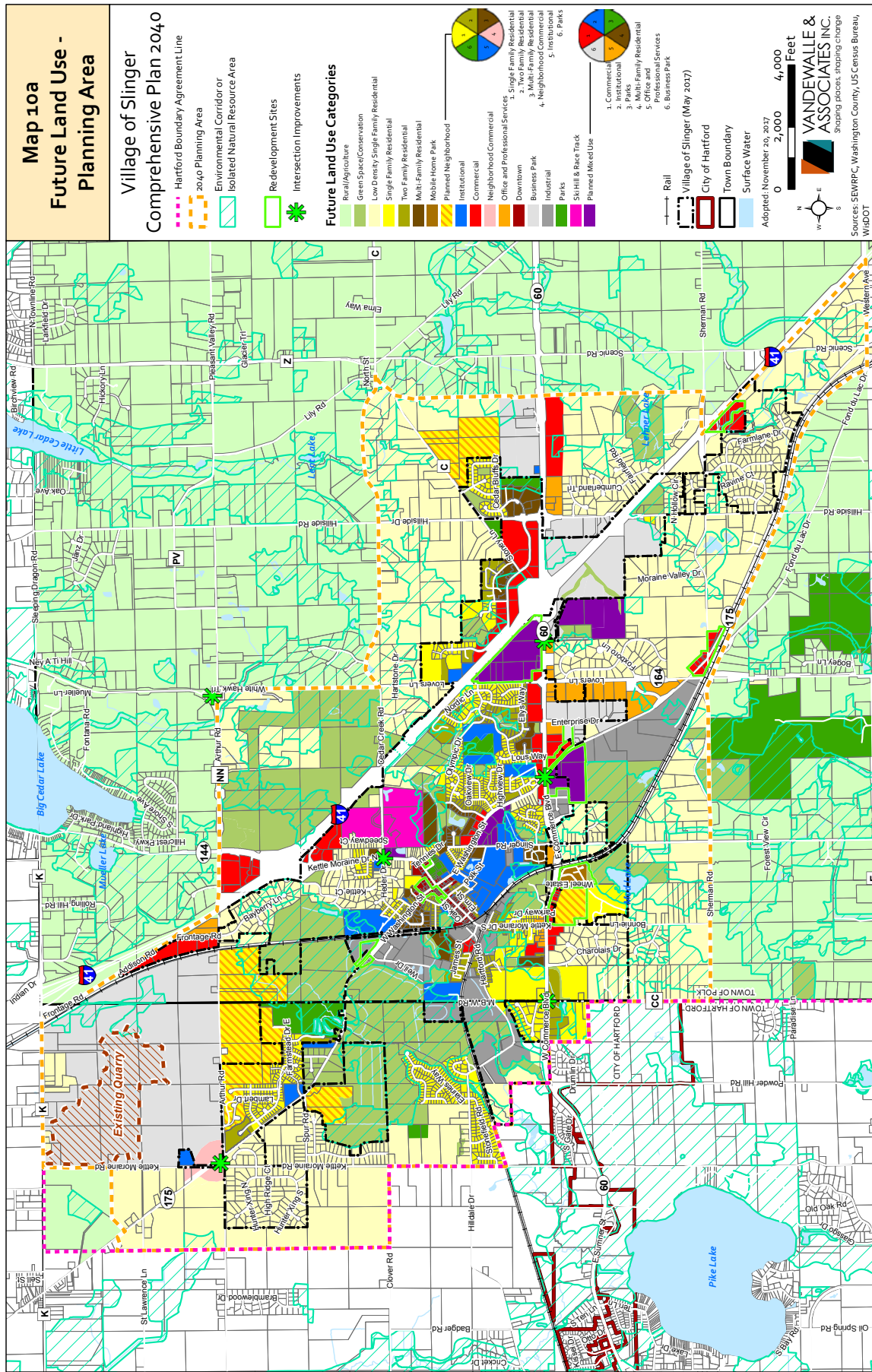


**Map 11.7**  
**Village of Richfield Future Land Use: 2014-2033**



Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

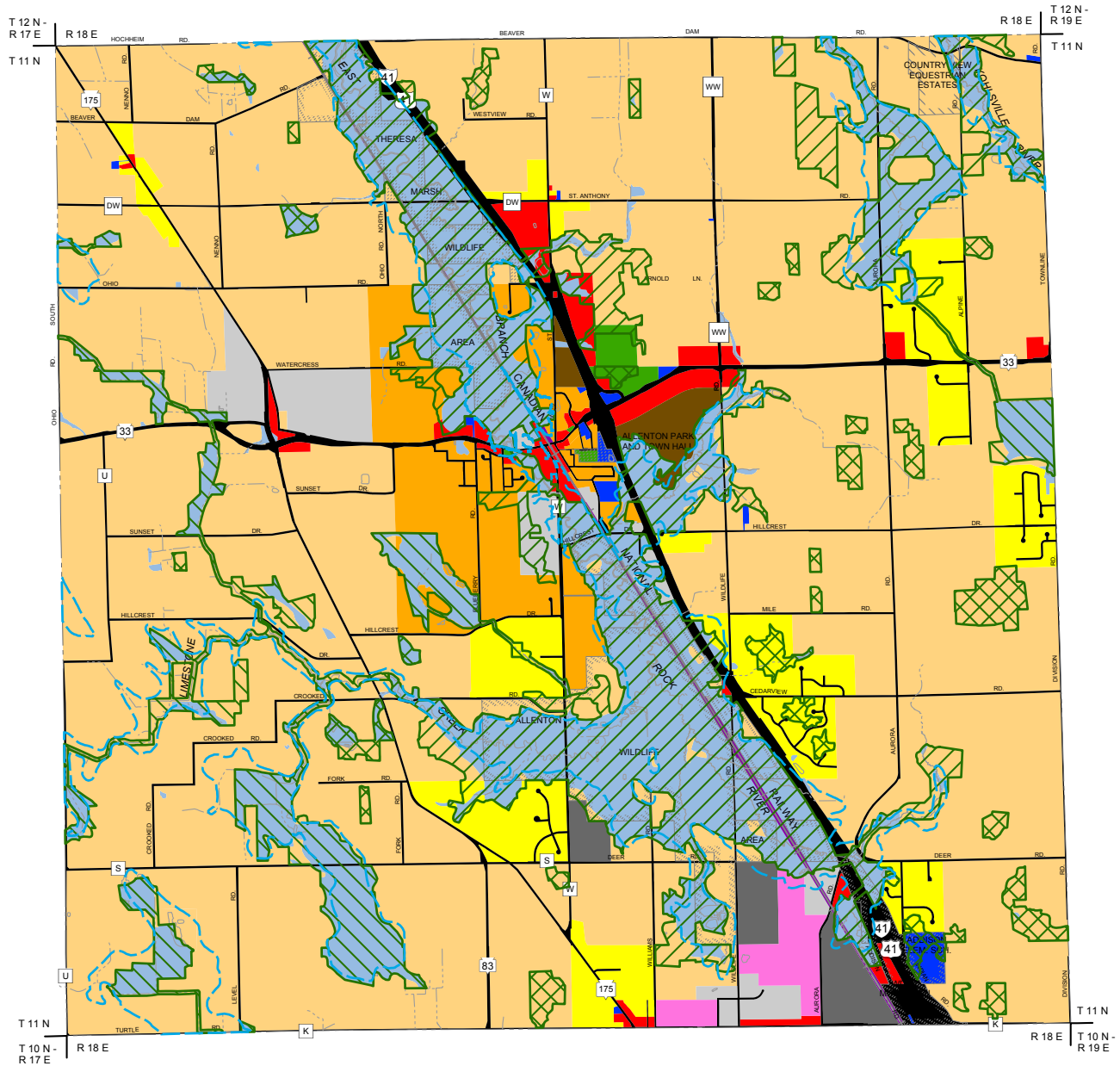
**Map 11.8**  
**Village of Slinger Future Land Use Planning Area**





















Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

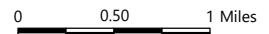


# Map 11.9 Land Use Plan for the Town of Addison: 2035



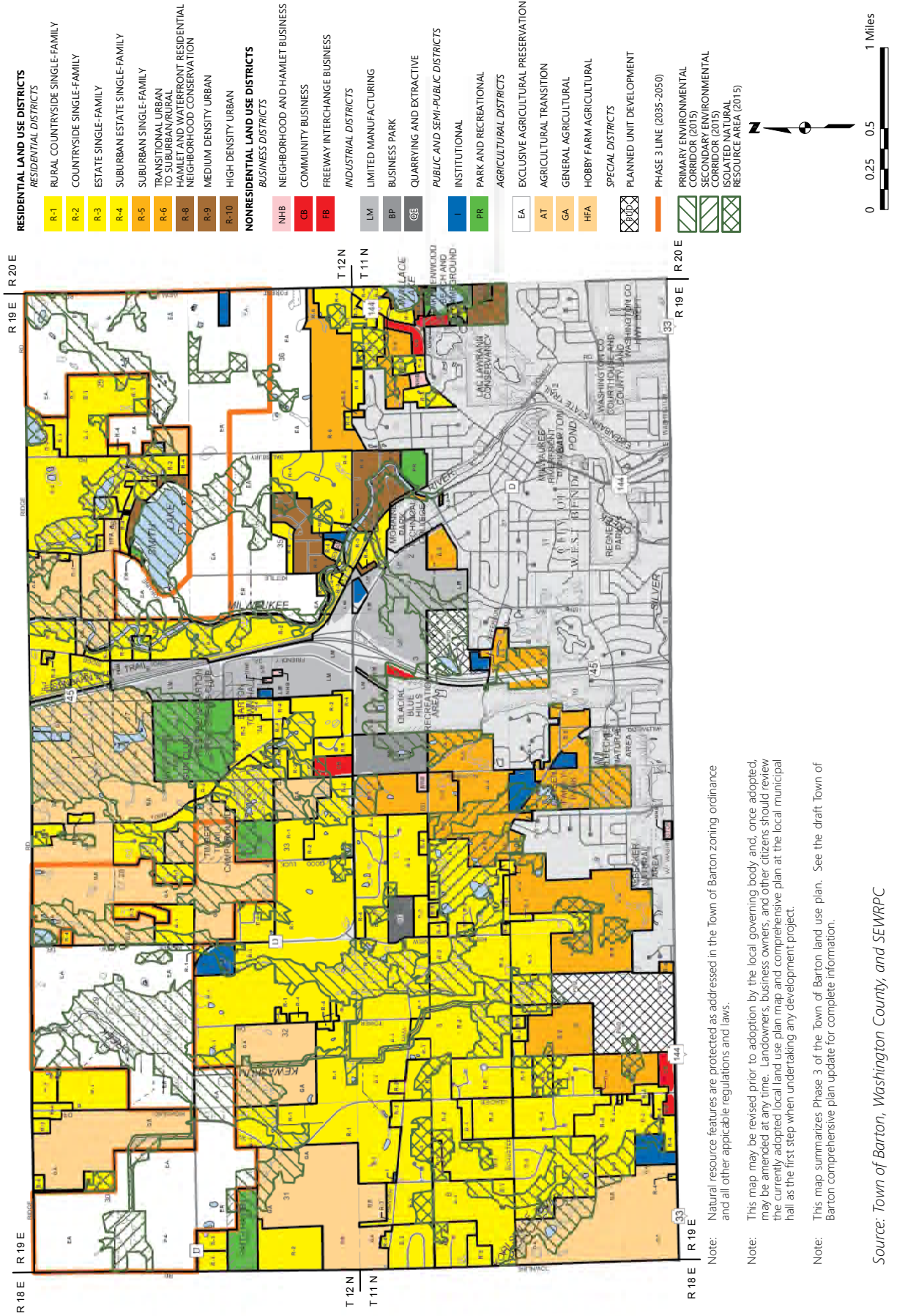
- |  |  |  |
|--|--|--|
|  RESIDENTIAL-SEWERED            |  STREET AND HIGHWAY RIGHTS-OF-WAY   |  PRIMARY ENVIRONMENTAL CORRIDOR   |
|  RESIDENTIAL-UNSEWERED          |  RAILROAD   |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  COMMERCIAL                     |  EXTRACTIVE   |  ISOLATED NATURAL RESOURCE AREA   |
|  COMMERCIAL/RESIDENTIAL-SEWERED |  AGRICULTURAL   |  |
|  MIXED COMMERCIAL/INDUSTRIAL    |  WETLAND  |  |
|  INDUSTRIAL                     |  SURFACE WATER  |  |
|  INSTITUTIONAL OR PUBLIC USE    |  ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, 1981) |  |
|  PARKS                          |  |  |

Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Town of Addison, Washington County, and SEWRPC

**Map 11.10**  
**Preliminary Town of Barton Phase 3 Land Use Plan: 2035-2050**



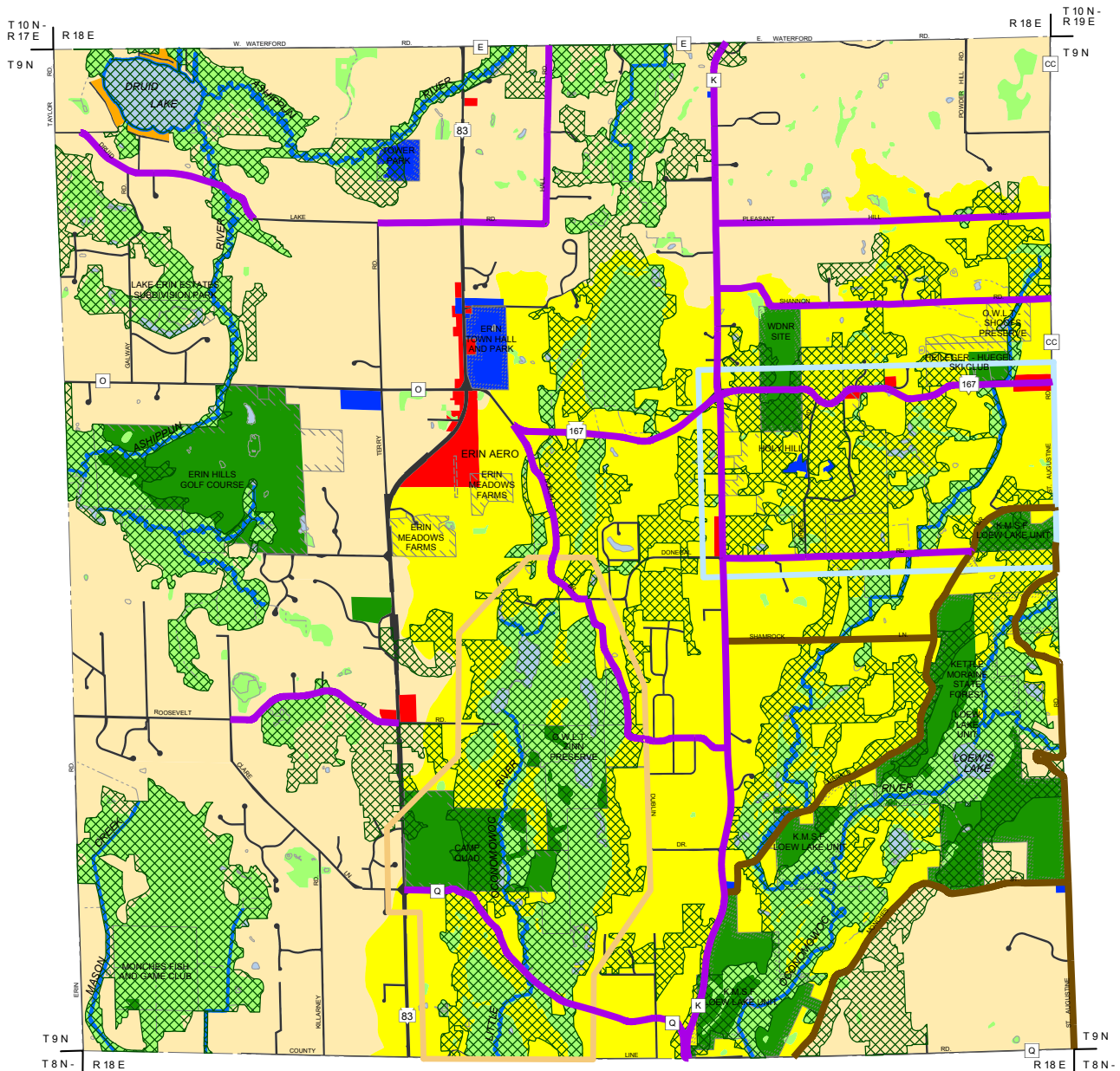
Note: Natural resource features are protected as addressed in the Town of Barton zoning ordinance and all other applicable regulations and laws.














Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

Note: This map summarizes Phase 3 of the Town of Barton land use plan. See the draft Town of Barton comprehensive plan update for complete information.



Source: Town of Barton, Washington County, and SEWRPC

# Map 11.11 Land Use Plan for the Town of Erin: 2035

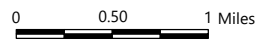


- |  |   |
|--|---|
|  RURAL PRESERVATION               |  SURFACE WATER                                 |
|  AGRICULTURAL TRANSITION          |  PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS |
|  SHORELINE RESIDENTIAL            |  SCENIC ROAD                                   |
|  ROADSIDE COMMERCIAL              |  RUSTIC ROAD                                   |
|  GOVERNMENT AND INSTITUTIONAL     |  MAJOR RIVERS AND STREAMS                      |
|  PARKS AND RECREATION             |   |
|  STREET AND HIGHWAY RIGHTS-OF-WAY |   |
|  WETLANDS                         |   |

**UNIQUE ENVIRONMENTAL AREAS**

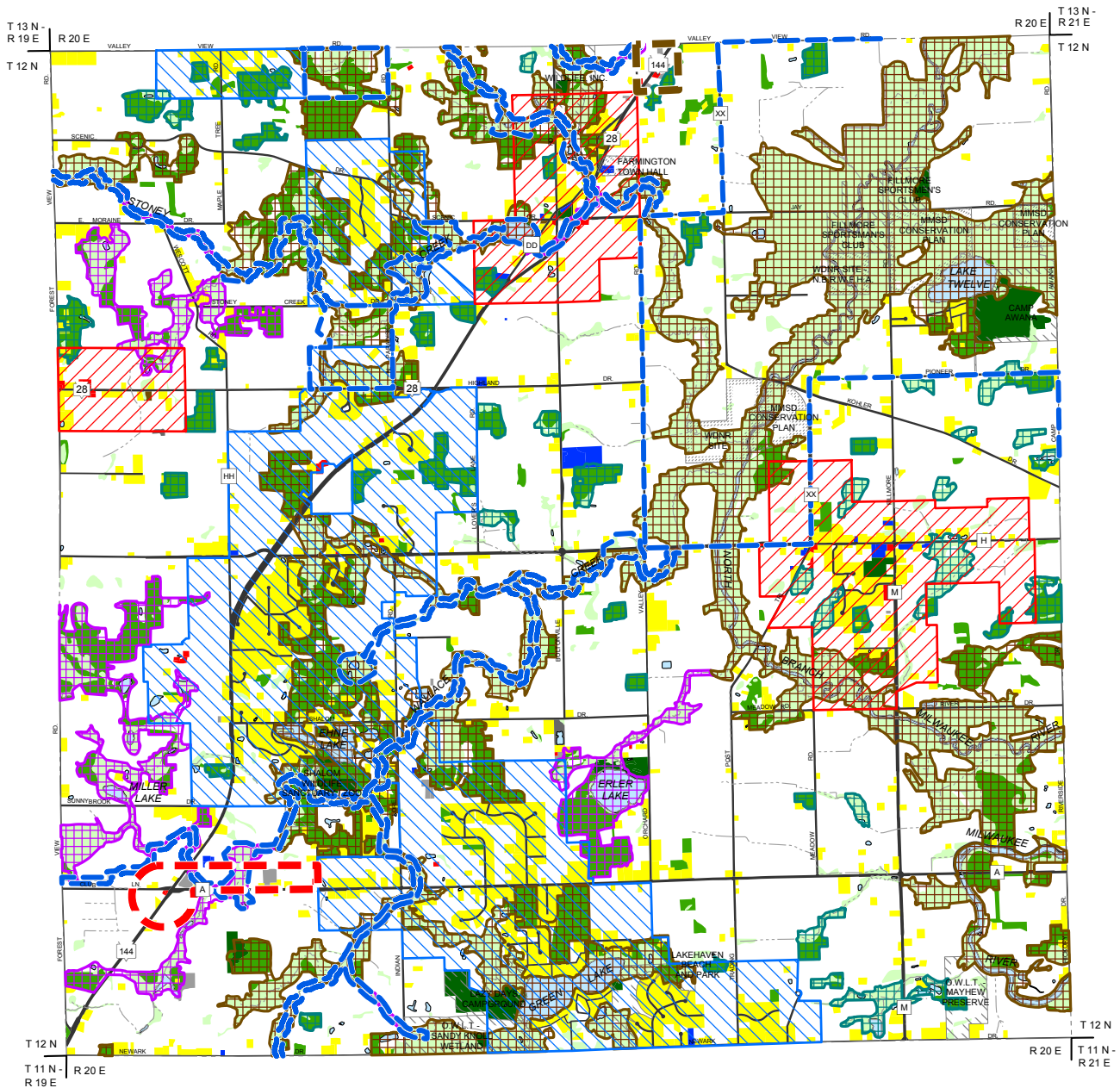
-  LITTLE OCONOMOWOC
-  HOLY HILL OVERLAY AREA

Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



















Source: Town of Erin, Washington County, and SEWRPC





# Map 11.12 Land Use Plan for the Town of Farmington: 2050



### EXISTING (2015) LAND USE CATEGORIES

	LOW DENSITY RESIDENTIAL		AGRICULTURAL AND OPEN LANDS
	MEDIUM DENSITY RESIDENTIAL/ MODULAR HOMES		WOODLAND
	COMMERCIAL		WETLAND
	INDUSTRIAL		SURFACE WATER
	EXTRACTIVE		PRIMARY ENVIRONMENTAL CORRIDOR (2015)
	GOVERNMENTAL, INSTITUTIONAL, AND UTILITIES		SECONDARY ENVIRONMENTAL CORRIDOR (2015)
	RECREATIONAL		ISOLATED NATURAL RESOURCE AREA (2015)
	STREET AND HIGHWAY RIGHTS-OF-WAY		NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARMING HERITAGE AREA PROJECT BOUNDARY (UPDATED 2016)

### FUTURE LAND USE CATEGORIES

	HAMLET GROWTH AREA
	COUNTRY ESTATES GROWTH AREA
	FUTURE COMMERCIAL AREA
	FUTURE INDUSTRIAL AREA

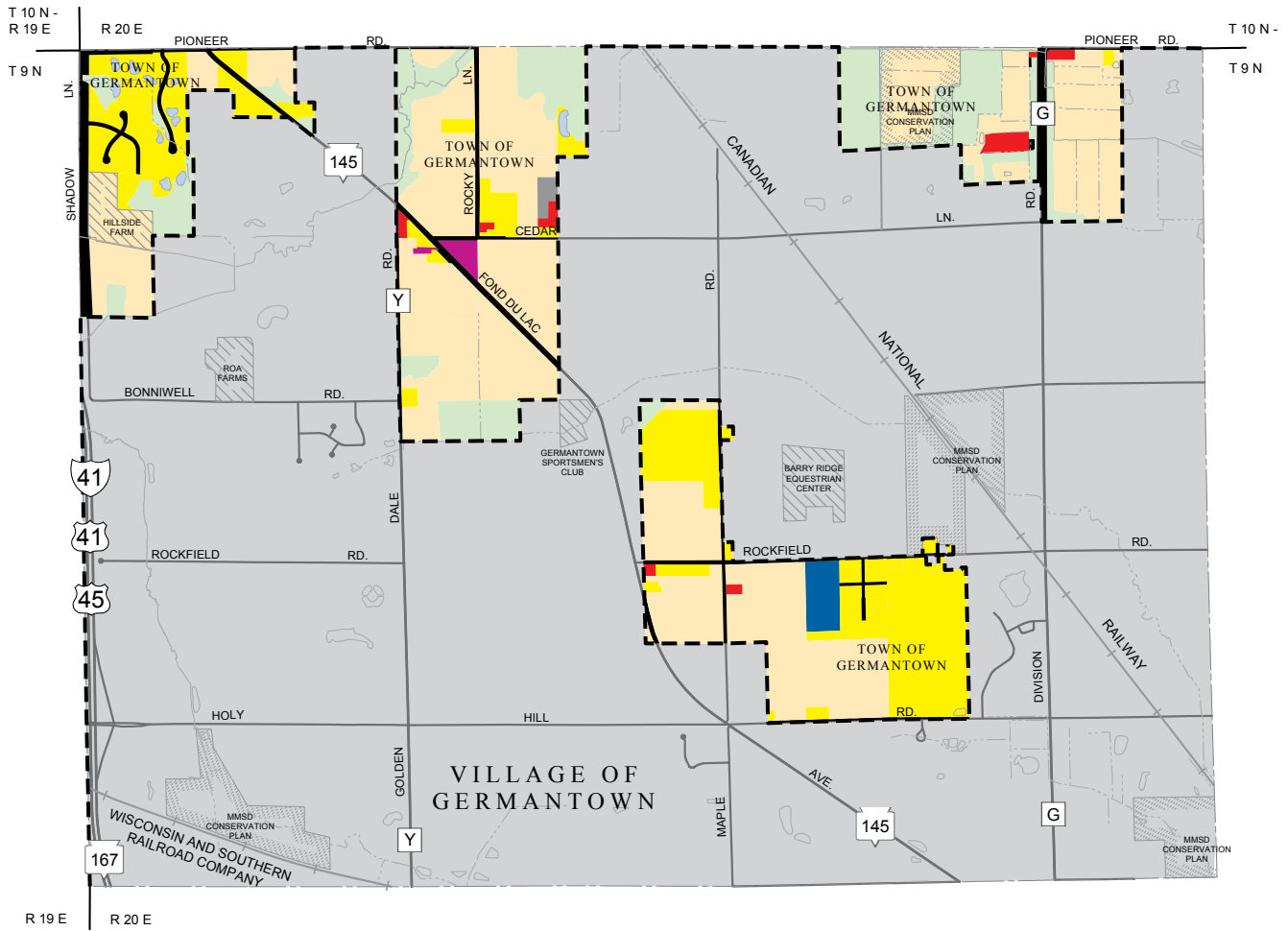
Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



0 0.50 1 Miles

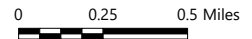
Source: Town of Farmington, Washington County, and SEWRPC

# Map 11.13 Preliminary Land Use Plan for the Town of Germantown: 2050



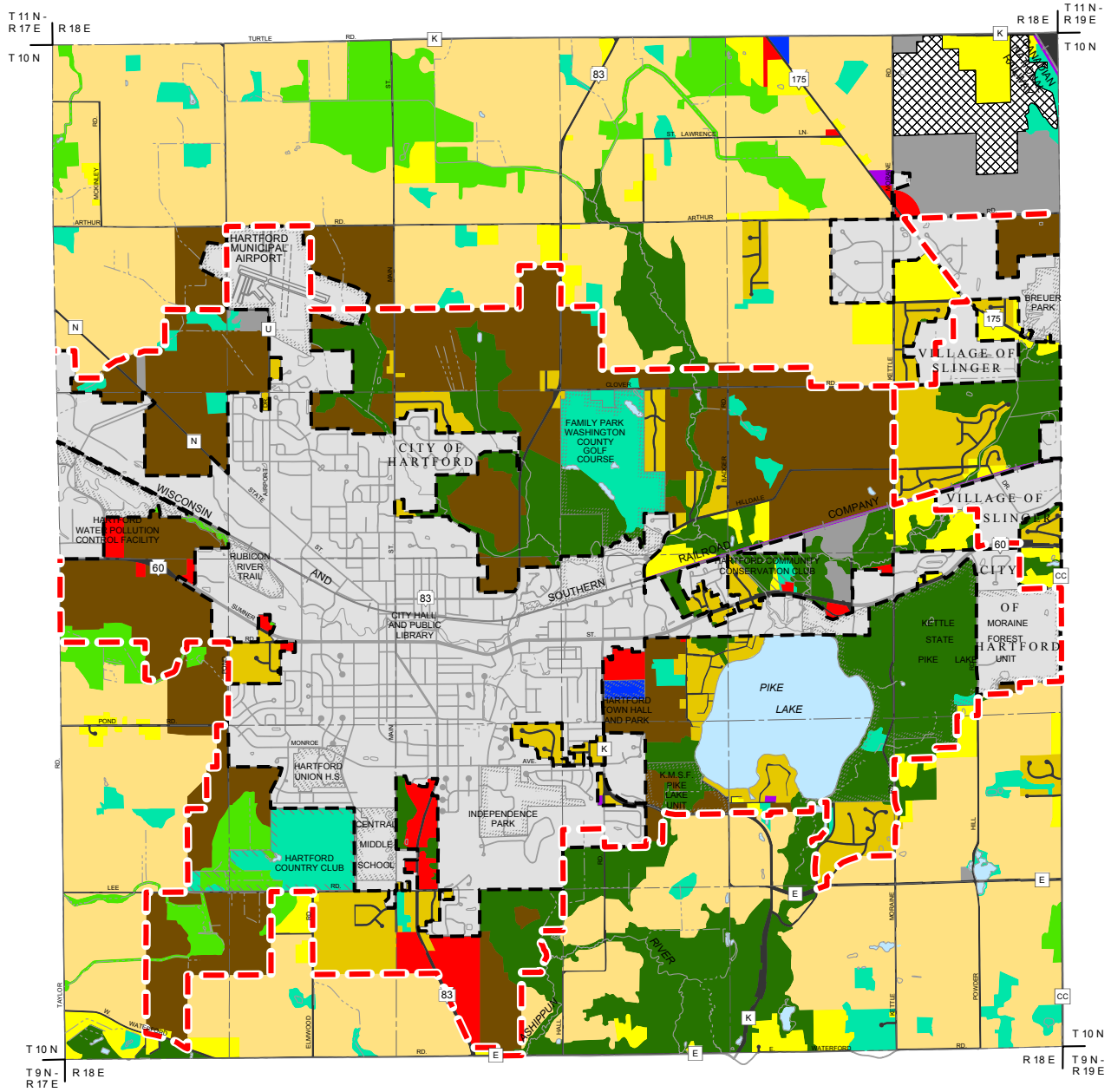
- SINGLE FAMILY RESIDENTIAL (SUBURBAN DENSITY)
- GENERAL COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL, INSTITUTIONAL, AND RECREATIONAL
- STREET AND HIGHWAY RIGHTS-OF-WAY
- UTILITIES AND OTHER TRANSPORTATION
- GENERAL AGRICULTURE
- WETLANDS
- SURFACE WATER
- TOWN/VILLAGE BOUNDARY
















Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.





Source: Town of Germantown, Washington County, and SEWRPC

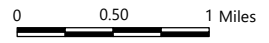
**Map 11.14**  
**Land Use Plan for the Town of Hartford: 2035**



- |   |  |
|---|--|
|  URBAN DENSITY RESIDENTIAL |  UTILITY                          |
|  RURAL DENSITY RESIDENTIAL |  EXTRACTIVE                       |
|  COMMERCIAL                |  AGRICULTURAL PRESERVATION        |
|  LIGHT INDUSTRIAL          |  AGRICULTURAL TRANSITION          |
|  INSTITUTIONAL             |  PRIMARY ENVIRONMENTAL CORRIDOR   |
|  OUTDOOR RECREATION        |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  STREETS AND HIGHWAYS      |  SURFACE WATER                    |
|  RAILROAD                  |  |

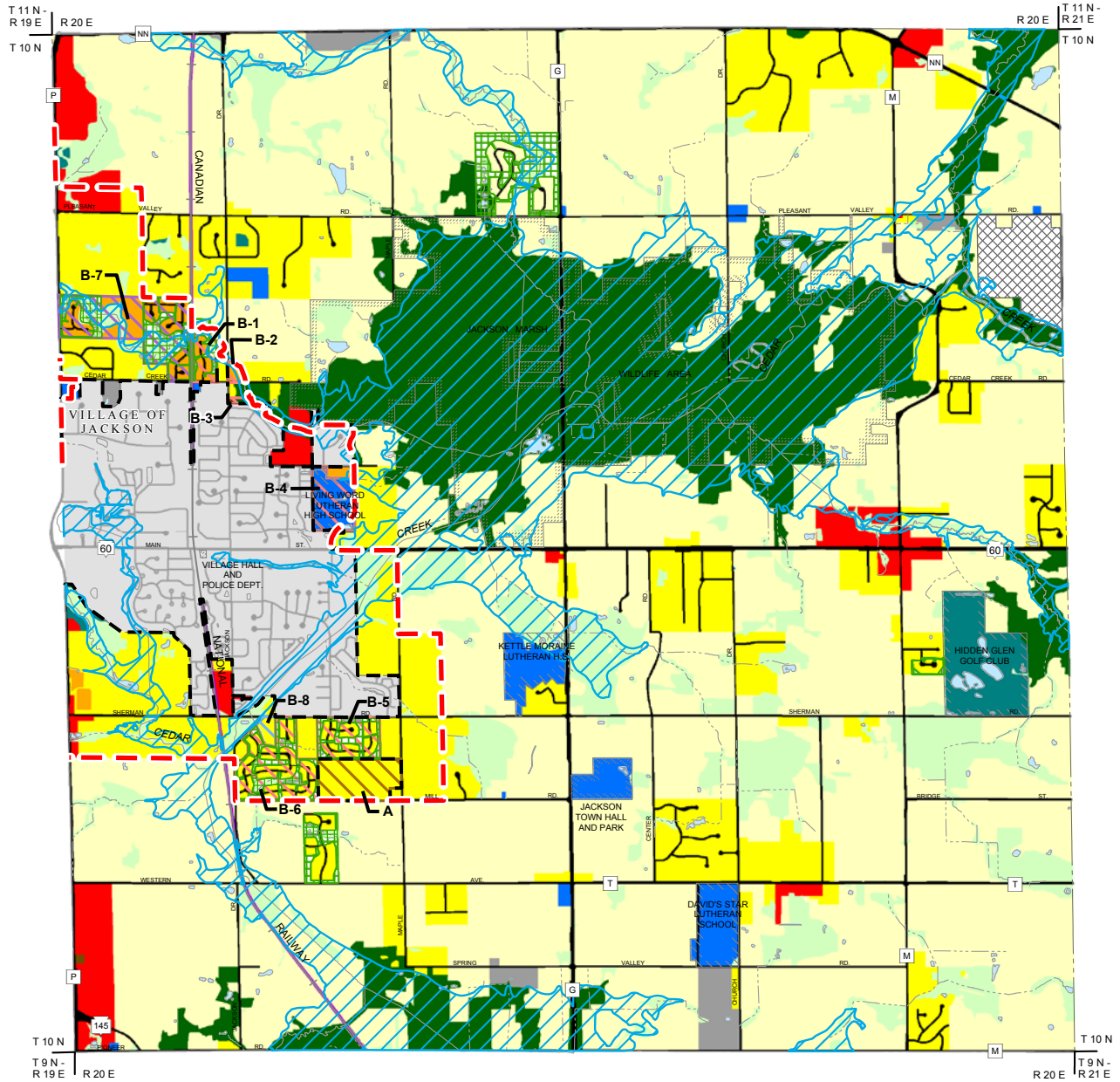
-  PLANNED SEWER SERVICE AREA BOUNDARY (DECEMBER 2008)
-  TOWN/CITY/VILLAGE BOUNDARY (JANUARY 2008)

Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Town of Hartford, Washington County, and SEWRPC

# Map 11.15 Preliminary Land Use Plan for the Town of Jackson: 2050



- |  |  |  |  |  |   |
|--|--|--|--|--|---|
|  | AGRICULTURAL AND RURAL SINGLE-FAMILY RESIDENTIAL |  | PARK AND RECREATION  |  | PLANNED SEWER SERVICE AREA BOUNDARIES (JUNE 2015)     |
|  | URBAN SINGLE-FAMILY RESIDENTIAL                  |  | EXTRACTIVE   |  | TOWN/VILLAGE BOUNDARY                                 |
|  | TWO-FAMILY RESIDENTIAL                           |  | STREET AND HIGHWAY RIGHTS-OF-WAY   | <b>AREAS TO BE ATTACHED TO THE VILLAGE OF JACKSON PER THE MEDIATED COOPERATIVE PLAN AGREEMENT (5/2018)</b> |   |
|  | MULTI-FAMILY RESIDENTIAL                         |  | RAILROAD RIGHT-OF-WAY  |  | TO BE ATTACHED IMMEDIATELY (A)                        |
|  | OPEN SPACE IN CONSERVATION SUBDIVISION           |  | PRIMARY ENVIRONMENTAL CORRIDOR   |  | TO BE ATTACHED IN 2021 (B-1, B-2, B-3, B-4, B-5, B-6) |
|  | BUSINESS   |  | WETLAND OUTSIDE OF PRIMARY ENVIRONMENTAL CORRIDOR  |  | TO BE ATTACHED BETWEEN 2021 AND 2030 (B-8)            |
|  | MANUFACTURING                                    |  | SURFACE WATER  |  | TO BE ATTACHED IN 2030 (B-7)                          |
|  | GOVERNMENTAL AND INSTITUTIONAL                   |  | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |  |   |

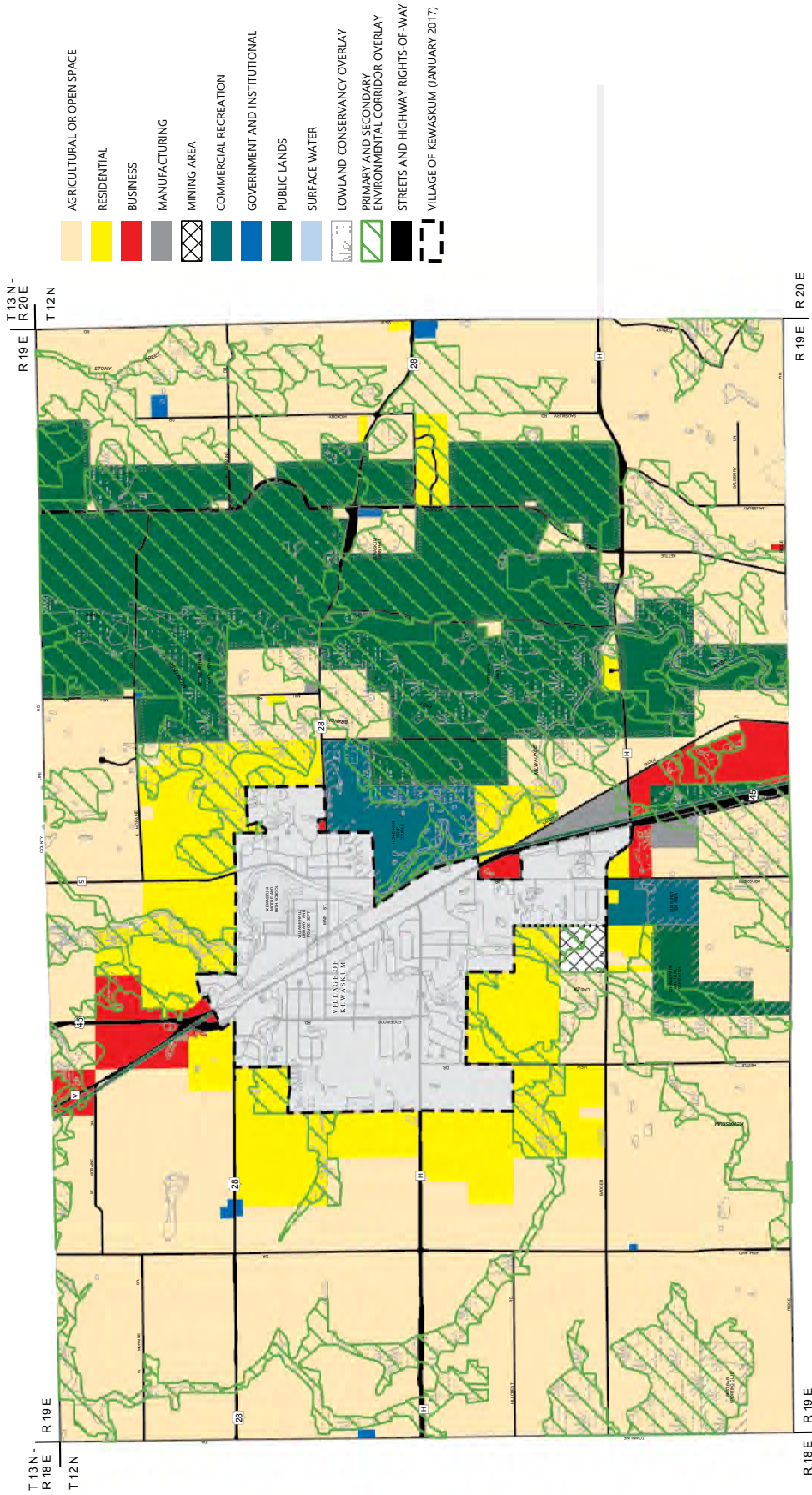
Notes: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

The Two-Family Residential designation in areas to be attached to the Village of Jackson is intended to reflect higher residential density development typically found in the Village, not structure type.

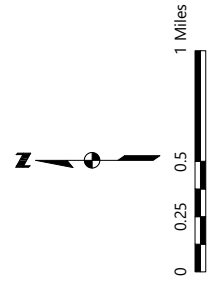


Source: Town of Jackson, University of Wisconsin Extension, and SEWRPC

**Map 11.16**  
**Land Use Plan for the Town of Kewaskum: 2035**



Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

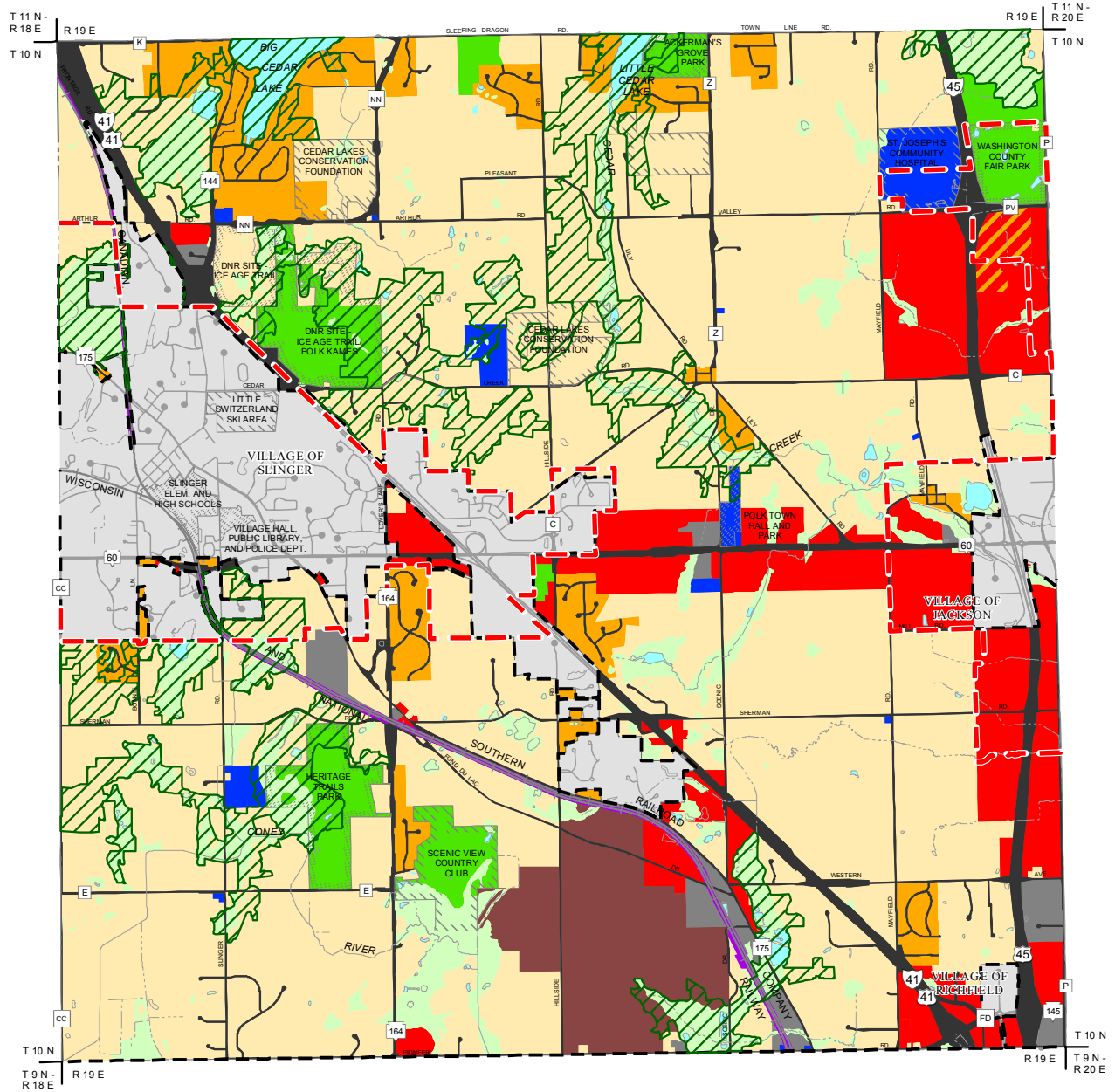















Source: Town of Kewaskum, Washington County, and SEWRPC





# Map 11.17

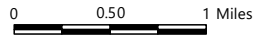
## Land Use Plan for the Town of Polk: 2050



- |   |  |
|---|--|
|  AGRICULTURAL OR RURAL RESIDENTIAL |  STREET AND HIGHWAY RIGHTS-OF-WAY         |
|  SUBURBAN DENSITY RESIDENTIAL      |  RAILROAD RIGHTS-OF-WAY                   |
|  MIXED USE-COMMERCIAL/INDUSTRIAL   |  WETLANDS                                 |
|  MIXED USE-RESIDENTIAL/COMMERCIAL  |  SURFACE WATER                            |
|  INDUSTRIAL                        |  PRIMARY ENVIRONMENTAL CORRIDOR (OVERLAY) |
|  INSTITUTIONAL                     |  |
|  PARK                              |  |
|  EXTRACTIVE                        |  |

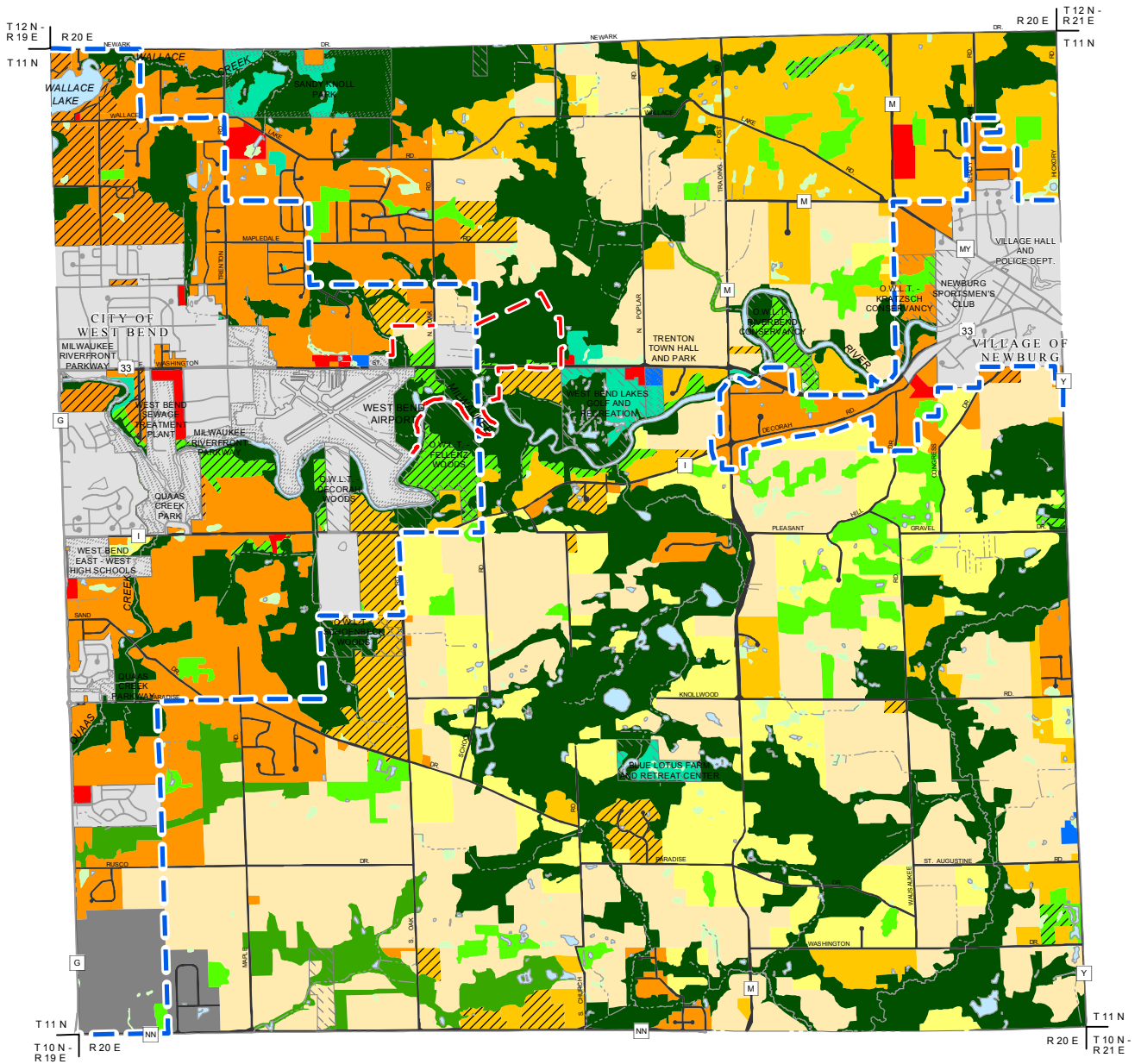
-  VILLAGES OF JACKSON AND SLINGER PLANNED SEWER SERVICE AREA BOUNDARIES (JUNE 2015)
-  TOWN/VILLAGE BOUNDARY

Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Town of Polk, Washington County, and SEWRPC

# Map 11.18 Land Use Plan for the Town of Trenton: 2050



- |  |  |  |  |  |   |
|--|--|--|--|--|---|
|  | COUNTRY ESTATES                            |  | RECREATIONAL   |  | SURFACE WATER   |
|  | RURAL DENSITY RESIDENTIAL                  |  | STREET AND HIGHWAY RIGHTS-OF-WAY   |  | PLANNED SEWER SERVICE AREA BOUNDARY (JUNE 2015)           |
|  | SUBURBAN DENSITY RESIDENTIAL               |  | PRIME AGRICULTURAL   |  | PROPOSED AIRPORT ACQUISITION AREA                         |
|  | LOW DENSITY RESIDENTIAL                    |  | PRIMARY ENVIRONMENTAL CORRIDOR   |  | INCORPORATED CITY OR VILLAGE (CURRENT AS OF JANUARY 2017) |
|  | MEDIUM DENSITY RESIDENTIAL                 |  | SECONDARY ENVIRONMENTAL CORRIDOR   |  |   |
|  | COMMERCIAL                                 |  | ISOLATED NATURAL RESOURCE AREA   |  |   |
|  | INDUSTRIAL                                 |  | OTHER LANDS TO BE PRESERVED  |  |   |
|  | GOVERNMENTAL, INSTITUTIONAL, AND UTILITIES |  | WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |  |   |

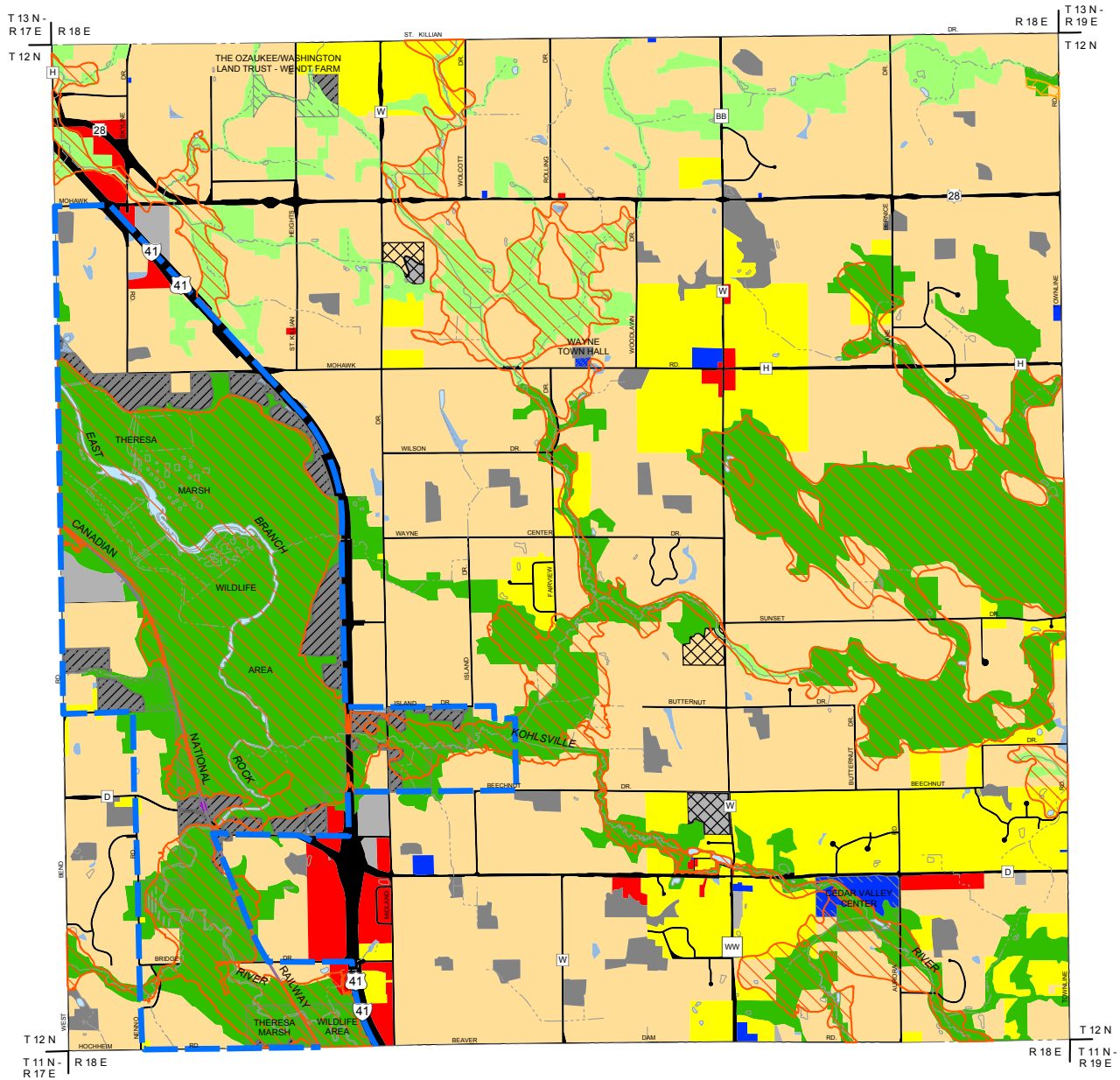
Note: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



0 0.50 1 Miles

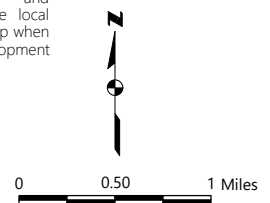
Source: Town of Trenton, Washington County, and SEWRPC

# Map 11.19 Land Use Plan for the Town of Wayne: 2050

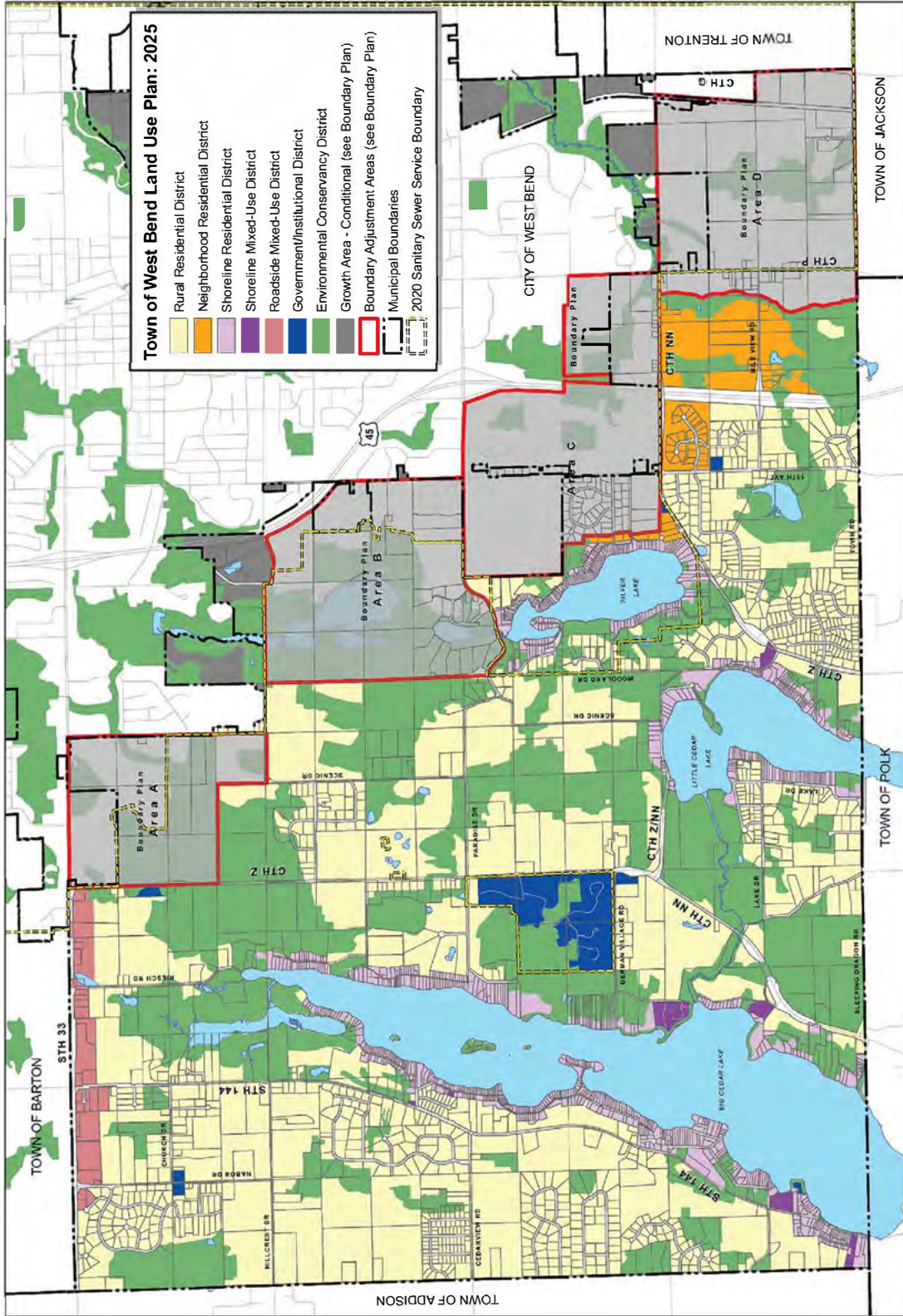


- |   |  |  |
|---|--|--|
| AGRICULTURE AND RURAL DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR   | POTENTIAL EXTRACTIVE AREA  |
| URBAN DENSITY RESIDENTIAL                 | SECONDARY ENVIRONMENTAL CORRIDOR   | DNR PROJECT BOUNDARY<br>THERESA MARSH WILDLIFE AREA  |
| COMMERCIAL                                | ISOLATED NATURAL RESOURCE AREA   | <b>Note:</b> This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project. |
| INDUSTRIAL                                | OTHER LANDS TO BE PRESERVED  |  |
| GOVERNMENTAL AND INSTITUTIONAL            | WETLAND OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS                     |  |
| STREET AND HIGHWAY RIGHTS-OF-WAY          | SURFACE WATER  |  |
| RAILROAD                                  | AREA WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE   |  |
| EXISTING EXTRACTIVE AREA                  | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |  |

Source: Town of Wayne, Washington County, and SEWRPC



**Map 11.20**  
**Town of West Bend Land Use Plan: 2025**



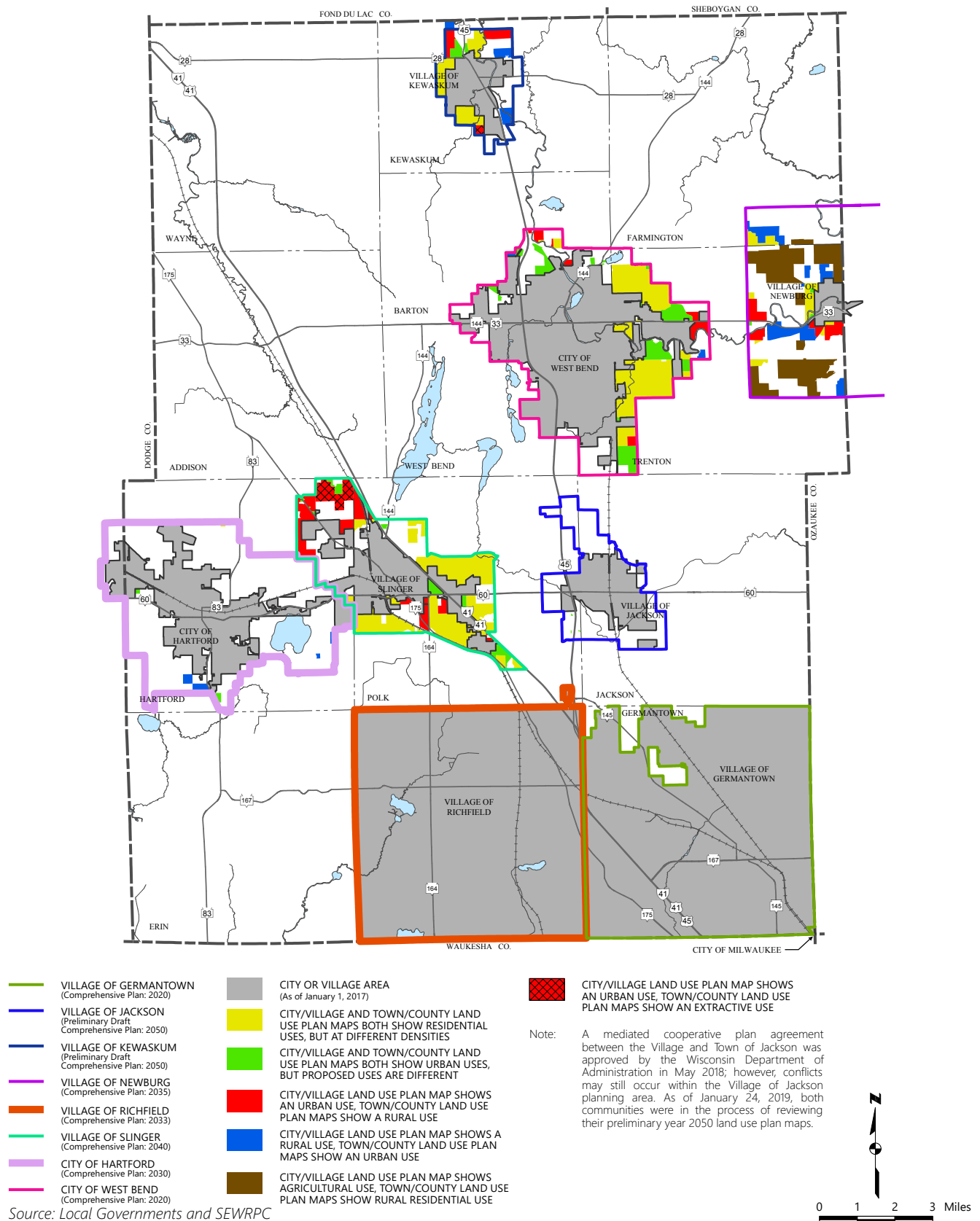
1 inch equals 2,500 feet

NOTE: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

data source: Washington County/Town of West Bend

# Map 11.21

## Summary of Conflicts Between City/Village and Town/County Land Use Plan Maps



Source: Local Governments and SEWRPC

- Village of Slinger and Town of Polk: The Town of Polk designates much of the Town for continued agricultural use or for residential development at a density of one home per five acres. The Village of Slinger land use plan has designated areas around the Village for residential development at a density of one home per acre. The Village has been accommodating residential development at a one-acre density in newly annexed areas on the periphery of the Village without extending Village sewer and water services to such development. The Town of Polk is not against annexation, provided it is orderly and sequential and the Village provides sewer and water to the areas it annexes.
- **City/Village and Town/County land use plan maps both show urban uses, but proposed uses are different:** In most cases where this situation occurs, one local government land use plan map recommends future residential development at an urban density on a particular parcel, and the adjacent local government recommends commercial, industrial, or institutional uses.
- **City/Village land use plan map shows an urban use, and Town/County land use plan maps show a rural use:** In most cases where this situation occurs, the city or village land use plan map proposes commercial, industrial, or urban-density residential uses, and the town (and therefore county) land use plan maps recommend either rural-density residential development or agricultural use of the parcel. There is also one existing extractive area shown on the map that is designated for continued extractive uses on the town and county land use plan maps, but is shown for urban use (industrial or residential) on the city or village map. These plans are not necessarily in conflict, as extractive areas will be reclaimed and developed for another use in the future.
- **City/Village land use plan map shows a rural use, and Town/County land use plan maps show an urban use:** In most cases where this situation occurs, the city or village land use plan map proposes either rural-density residential development or agricultural use of a parcel, and the town (and therefore county) land use plan maps recommend commercial, industrial, or urban-density residential uses.
- **City/Village land use plan map shows agricultural use, and Town/County land use plan maps show a rural residential use:** This conflict occurs between the Village of Newburg and the Town of Trenton land use plan maps.

In addition to the conflicts described above and shown on Map 11.21, the Towns of Barton, Germantown, and Hartford have decided not to amend their comprehensive plans to incorporate the farmland preservation areas identified in the County Farmland Preservation Plan. Farmland preservation areas are included on the County land use plan map. These lands are currently designated as agricultural on the Town land use plan maps and do not necessarily constitute a land use conflict between the Towns and the County; however, the Towns have chosen not to adopt farmland preservation zoning. Farmland preservation zoning is a requirement for landowners to participate in the State's Farmland Preservation Tax Credit Program. Little interest has been shown by landowners in the Towns in participating in the program.

Maps 8.2 and 8.3 in Chapter 8 summarize the recommendations of the Washington County jurisdictional highway system plan, including changes to the functional improvement recommendations under the year 2035 plan approved by the Washington County Jurisdictional Highway Planning Committee as part of the development of VISION 2050. Local government concerns with those recommendations prior to the changes developed as part of VISION 2050 include:

- The Town of Barton expressed opposition regarding the planned extension of N. River Road on a new alignment and to the planned extension of 18th Avenue, Schuster Drive, and Kettle View Drive in the Town of Barton.
- The Towns of Barton and Trenton expressed opposition to the planned east-west arterial between Trenton Road and N. River Road on an entirely new alignment.
- The Village of Richfield expressed opposition to any potential future widening of STH 164 between CTH Q and Pioneer Road.

- The Village of Germantown expressed opposition to Division Road being proposed as a local arterial facility between CTH Q and STH 145 rather than as a County arterial facility and to any other planned jurisdictional responsibility that differs from their comprehensive plan.
- The Village of Kewaskum expressed opposition to CTH H being proposed as a local arterial facility between Kettle View Drive and USH 45, rather than as a County arterial facility.
- The Town of Erin expressed opposition to CTH Q being proposed as a local nonarterial facility between CTH K and STH 83, rather than a County nonarterial facility; CTH O being proposed as a local arterial facility between STH 83 and the Dodge County line, rather than a County arterial facility; and CTH CC being proposed as a local arterial facility between STH 167 and STH 60, rather than a County arterial facility.

Changes that have been resolved under VISION 2050 include:

- The Village of Richfield and the Town of Erin expressed opposition regarding the planned east-west arterial route located south of the Hartford and Slinger areas. It was removed from the regional transportation plan under VISION 2050.
- The Village of Kewaskum expressed opposition regarding the planned alternative route of USH 45 within the former railway right-of-way in the Village. It was removed from the regional transportation plan under VISION 2050.

Changes initiated under the County comprehensive plan update include:

- The Towns of Addison and Hartford expressed opposition regarding the planned east-west arterial route located north of the Hartford and Slinger areas (STH 60 reliever route). The reliever route has been removed from Maps 8.2 and 8.3 in Chapter 8. The removal is expected to be reviewed and adopted by the Washington County Jurisdictional Highway Planning Committee and County Board as an amendment to the jurisdictional highway system plan for Washington County. The reliever route would then be removed from the regional transportation plan as part of the interim update to VISION 2050.

Continuing disagreements related to the construction or widening of a street or highway will be addressed if and when a proposed highway improvement advances to the preliminary engineering phase, or may be addressed through the conflict resolution process. Changes in jurisdictional responsibility recommended by the jurisdictional highway plan can only occur if both units of government involved agree to the transfer.

The dispute resolution process established as part of this comprehensive planning process can be used to resolve conflicts between the comprehensive plans adopted by adjacent local governments, and conflicts between local governments and Washington County, if conflicts cannot be resolved using more informal means. Boundary agreements between towns and the adjacent city and village offer another means of resolving conflicts between local governments, particularly when disputes are based on conflicting recommendations for future land uses or residential densities within a city or village's extraterritorial area and/or sewer service area. In addition to establishing future city and village boundaries, such agreements can also establish future land uses and provide for the extension of city or village sewer and water services to portions of the town.







*Credit: Washington County*

## 12.1 INTRODUCTION

The Recommendations Element is an additional element that was not included in the first edition of the Washington County comprehensive plan. The purpose of the Recommendations Element is to consolidate the plan's policies and programs set forth in the individual element chapters into one plan chapter and organize them under the County's five strategic goals, which were adopted by the County Board of Supervisors in 2015. The year 2050 land use plan map is also presented in the Recommendations Element because it serves as a visual representation and summary of the comprehensive plan. In addition, the land use plan map serves to support related comprehensive plan goals, objectives, policies, and programs intended to guide future development of public and private property in Washington County through the plan design year of 2050.

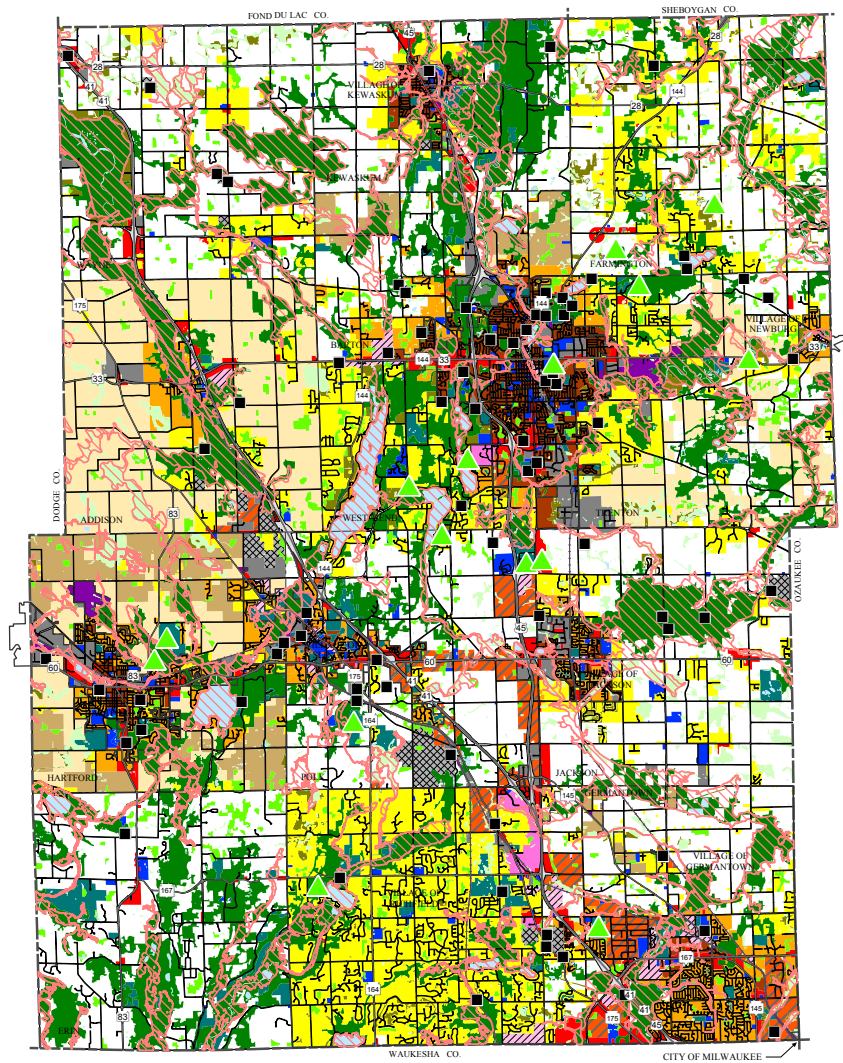
Section 12.2 of this chapter presents the County land use plan map, land use plan category descriptions, and projected land use needs in five year increments. Section 12.3 of the chapter presents the plan goals, objectives, policies, and programs organized under the County's five strategic goals. The programs have also been identified as current, five year, or long-range programs.

## 12.2 COUNTY LAND USE PLAN

### Land Use Plan Map

The year 2050 land use plan for Washington County is presented on Map 12.1. Table 12.1 sets forth the number of acres and percent of the County designated to each land use category, and Figure 12.1 presents a comparison of the percentage of the County that would be devoted to various types of land uses under the plan. The plan map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. The Washington County farmland preservation plan, set forth in Appendix T of the first edition of this plan, further refines and details the planned land uses shown on Map 12.1 as discussed under the Farmland Preservation land use category description. In addition, background information presented in the Land Use Element (Chapter 6), such as natural limitations to building site development and environmentally sensitive lands, was considered while preparing Map 12.1.

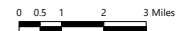
# Map 12.1 Washington County Land Use Plan: 2050



- |  |  |
|--|--|
| FARMLAND PRESERVATION  | EXTRACTIVE   |
| GENERAL AGRICULTURAL   | FORMER LANDFILL IDENTIFIED ON LOCAL GOVERNMENT LAND USE PLAN MAP                                   |
| AGRICULTURAL AND RURAL RESIDENTIAL                                   | PRIMARY ENVIRONMENTAL CORRIDOR   |
| SUBURBAN-DENSITY RESIDENTIAL   | ISOLATED NATURAL RESOURCE AREA   |
| MEDIUM-DENSITY URBAN RESIDENTIAL                                     | WETLANDS OUTSIDE PRIMARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS               |
| HIGH-DENSITY URBAN RESIDENTIAL                                       | OTHER CONSERVANCY LANDS TO BE PRESERVED BY LOCAL GOVERNMENT  |
| MIXED-USE  | SURFACE WATER  |
| GENERAL COMMERCIAL   | ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015) |
| OFFICE/PROFESSIONAL SERVICES   | FORMER LANDFILL IDENTIFIED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGISTRY                   |
| BUSINESS/INDUSTRIAL  | EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES  |
| INDUSTRIAL   | STREET AND HIGHWAY RIGHTS-OF-WAY   |
| GOVERNMENTAL AND INSTITUTIONAL                                       |  |
| PARK AND RECREATION  |  |
| OTHER TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS) |  |

Notes: The Washington County farmland preservation plan further refines and details the planned land uses on this map and delineates specific areas, as shown on Map T-25 of the Washington County farmland preservation plan, that meet the criteria established by the County for farmland preservation areas and have been certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection as eligible to participate in the Wisconsin Farmland Preservation Program. Map T-25 in the Washington County farmland preservation plan shows whole parcels and will have "control" in the identification of farmland preservation areas for Washington County.

Other conservancy lands to be preserved by local government in the Town of West Bend reflect private conservation land holdings outside of primary environmental corridors, isolated natural resource areas, and wetlands.  
Local land use plans current as of January 24, 2019.



Source: Local Governments, Washington County, and SEWRPC

**Table 12.1**  
**Planned Land Uses in Washington County: 2050**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percent of Subtotal (Urban or Nonurban)</b>	<b>Percent of Total</b>
<b>Urban</b>			
Suburban-Density Residential <sup>a</sup>	35,262	38.0	12.6
Medium-Density Urban Residential <sup>b</sup>	10,176	11.0	3.7
High-Density Urban Residential <sup>c</sup>	5,157	5.6	1.9
<b>Residential Subtotal</b>	<b>50,595</b>	<b>54.6</b>	<b>18.2</b>
Mixed-Use	1,539	1.7	0.6
General Commercial	4,476	4.8	1.6
Office/Professional Services	707	0.8	0.3
Business/Industrial	4,475	4.8	1.6
Industrial	4,256	4.6	1.5
Governmental and Institutional	2,861	3.1	1.0
Park and Recreation	6,243	6.6	2.2
Street and Highway Rights-of-Way	16,085	17.4	5.8
Other Transportation and Utilities	1,464	1.6	0.5
<b>Urban Subtotal</b>	<b>92,701</b>	<b>100.0</b>	<b>33.3</b>
<b>Nonurban</b>			
Farmland Preservation <sup>d</sup>	7,811	4.2	2.8
General Agricultural	22,423	12.1	8.0
Agricultural and Rural Residential <sup>e</sup>	73,375	39.4	26.3
Extractive	1,778	1.0	0.6
Former Landfill Identified on Local Government Land Use Plan Map	31	-- <sup>f</sup>	-- <sup>f</sup>
Primary Environmental Corridor	56,795	30.5	20.4
Isolated Natural Resource Area	6,320	3.4	2.3
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	8,763	4.7	3.1
Other Conservancy Lands to be Preserved by Local Government <sup>g</sup>	3,909	2.1	1.4
Surface Water	4,851	2.6	1.8
<b>Nonurban Subtotal</b>	<b>186,056</b>	<b>100.0</b>	<b>66.7</b>
<b>Total</b>	<b>278,757</b>	<b>--</b>	<b>100.0</b>
<b>Overlay Categories</b>	<b>Acres</b>	<b>Percent of Subtotal</b>	<b>Percent of Total</b>
One-Percent-Annual-Probability Floodplain <sup>h</sup>	42,816	--	--
Former Landfill	-- <sup>i</sup>	--	--

<sup>a</sup> Average density equating to one home per 1 to 4.9 acres.

<sup>b</sup> Average density equating to one home per 10,000 to 43,559 square feet.

<sup>c</sup> Average density of less than 10,000 square feet per home.

<sup>d</sup> Includes portions of parcels within the farmland preservation areas (FPAs) shown on Map T-25 of the Washington County farmland preservation plan that are outside primary environmental corridors, isolated natural resource areas, and wetlands. Land uses on parcels included in FPAs on Map T-25 must comply with the requirements of Chapter 91 of the Wisconsin Statutes. Primary environmental corridors, isolated natural resource areas, and wetlands within FPAs are shown on Map 12.1 for informational purposes.

<sup>e</sup> Allows agricultural uses and residential uses with an average density of one home per 5 to 34.9 acres. Local government ordinances may specify a maximum lot size for homes located in agricultural areas, in addition to a minimum parcel size or density.

<sup>f</sup> Less than 0.05 percent.

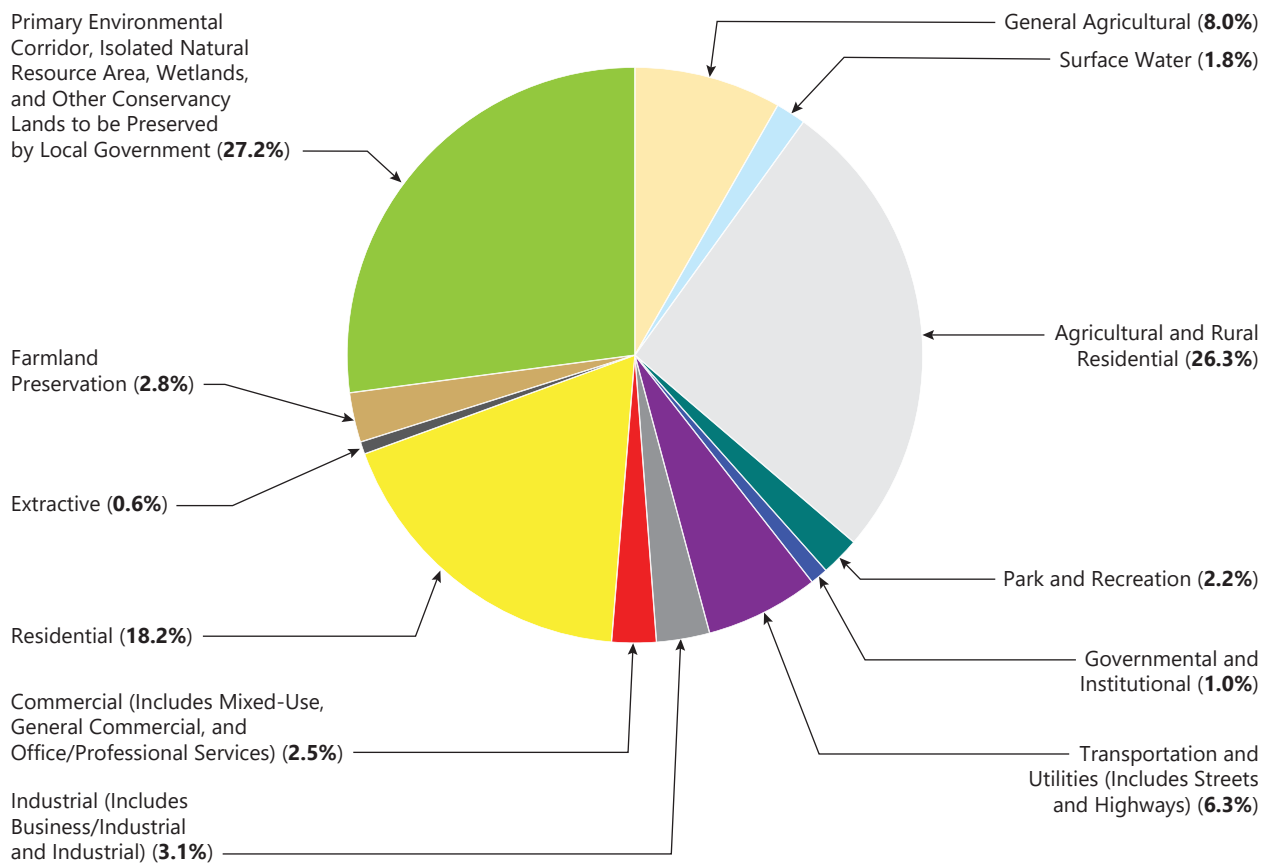
<sup>g</sup> Includes woodlands, critical species habitat sites, common open space within conservation subdivisions, publicly-owned land not developed with intensive recreational or other uses, and similar lands outside primary environmental corridors, isolated natural resource areas, and wetlands.

<sup>h</sup> Boundaries of the one-percent-annual-probability floodplains are based on floodplains identified by the Federal Emergency Management Agency (FEMA). Documentation for FEMA study reaches are summarized in the Washington County Digital Flood Insurance Rate Map and in the Flood Insurance Study, October 16, 2015. About 15 percent of the County is located in the 100-year floodplain.

<sup>i</sup> Includes 78 closed landfills encompassing 396 acres (acreage data was unavailable for 13 sites). See Table 6.4 in Chapter 6 for a list of closed landfills listed on the WDNR registry of waste disposal sites.

Source: SEWRPC

**Figure 12.1**  
**Percentage Distribution of Planned Land Uses in Washington County: 2050**



Source: SEWRPC

The Washington County land use plan map is a compilation of the land use plan maps prepared by each of the cities, villages, and towns<sup>101</sup> in the County. The map was updated to reflect land use plan map amendments adopted by cities, villages, and towns between February 2013 and January 24, 2019,<sup>102</sup> and to reflect city and village limits as of January 1, 2017. The map also includes preliminary land use plan map updates for partnering local governments that had not adopted their 10-year comprehensive plan updates as of January 24, 2019. In addition, the County map refines the residential land use categories shown on Map 12.1 in the City of West Bend to reflect densities permitted by the City zoning ordinance.

Land use plan categories shown on each local land use plan map were standardized to the categories shown on Map 12.1.<sup>103</sup> A description of typical land uses existing or anticipated within each category follows:

### **Farmland Preservation**

Areas identified for farmland preservation on Map 12.1 reflect the farmland preservation areas (FPAs) identified in the Washington County farmland preservation plan, which are located in the Towns of Barton,

<sup>101</sup> The Town of Barton was the only local government in the County that used a phased approach in its comprehensive plan update. Map 12.1 reflects the Town's Phase 3 land use plan map for the years 2035 to 2050.

<sup>102</sup> Local plan amendments adopted by communities between April 2008 and February 2013 were incorporated into the County land use plan map through Amendment No. 1 to the County plan. Appendix G includes a description of local plan amendments made between February 2013 and January 24, 2019, which are incorporated into Map 12.1.

<sup>103</sup> Appendix G includes a table for each local government that documents the County land use plan category used for each category shown on a local government land use plan map.

Germantown, and Hartford.<sup>104</sup> Map T-25 of the farmland preservation plan delineates specific parcels within FPAs that meet the criteria established by the County, and have been certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection as eligible to participate in the Wisconsin Farmland Preservation Program. Map T-25 shows entire parcels included in FPAs and supersedes Map 12.1 in the identification of FPAs in Washington County. Primary environmental corridors, isolated natural resource areas, and wetlands are shown on Map 12.1 within parcels included in FPAs for informational purposes. Uses allowed in FPAs are specified in Chapter 91 of the *Wisconsin Statutes* (Wisconsin Farmland Preservation Program).

### **General Agricultural**

Areas identified as General Agricultural on Map 12.1 have been designated for general agricultural use by local governments on local land use plan maps. Lands within this category are recommended to be used for agricultural purposes or for other uses permitted in agricultural zoning districts by local zoning ordinances. Land designated as General Agricultural are outside the farmland preservation areas identified in the County farmland preservation plan.



**Lands within the General Agricultural category are recommended to be used for agricultural purposes or for other uses permitted in agricultural zoning districts by local zoning ordinances.**

### **Agricultural and Rural Residential**

The Agricultural and Rural Residential category would allow all agricultural uses, as well as rural-density residential development with an average density of one home for each five to 34.9 acres. The plan encourages continued agricultural activity in these areas, whether it is conventional farming or hobby farming (for example, keeping horses on residential lots, where permitted by local zoning ordinances). Where rural-density residential development is accommodated, local governments are encouraged to require cluster subdivision design or lot-averaging techniques to help preserve rural character and provide a buffer between adjacent farmland and residential uses. In some cases, the common open space in cluster subdivisions may be used for agriculture.

### **Residential Development**

Residential categories include a suburban-density residential category, which would include predominately single-family homes at densities equating to lot sizes of between one and five acres; a medium-density urban residential category, which would include single-family and potentially two-family homes at densities equating to lot sizes of 10,000 square feet to one acre; and a high-density urban residential category, which would include single-, two-, and multifamily homes at a density of less than 10,000 square feet per dwelling unit. Of the residential land uses, about 70 percent are in the suburban residential category, about 20 percent are in the medium-density residential category, and about 10 percent are in the high-density residential category.



**Residential land uses include the suburban residential category, medium-density residential category, and high-density residential category.**

### **Mixed-Use**

The Mixed-Use category would include a mix of residential, commercial, and institutional uses. Parcels designated for mixed-use should be developed in accordance with a site plan approved by the local government concerned, and typically would be subject to planned unit development or traditional neighborhood development regulations in the local zoning ordinance. Each local government would determine the uses allowed within this category by specifying the uses and allowable densities in their community comprehensive plan and zoning ordinance.

<sup>104</sup> *The Towns of Barton, Germantown, and Hartford chose not to amend their comprehensive plans to reflect the farmland preservation areas identified in the County farmland preservation plan.*

### **General Commercial**

General Commercial includes retail stores; services, including drycleaners, barber shops, banks, and restaurants; and business and professional offices. This category also includes downtown business districts and community and neighborhood shopping centers.

### **Office/Professional Services**

The Office/Professional Services category is more limited in the types of uses permitted than the General Commercial category; primarily because it would include only limited retail uses. The Office/Professional Services category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities.



**The Office/Professional services category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services.**

### **Business/Industrial**

The Business/Industrial category would allow a mix of industrial, office, retail, and service uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated. It is anticipated that these areas would be developed in a park-like setting with landscaping, consistent signage, and similar building materials and designs to present an integrated image to customers.



**The Industrial land use category would accommodate manufacturing and other industrial uses.**

### **Industrial**

The Industrial land use category would accommodate manufacturing and other industrial uses, such as outdoor storage of commercial vehicles and building materials.

### **Governmental and Institutional**

The Governmental and Institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.



**The Governmental and Institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes.**

### **Park and Recreation**

The Park and Recreation land use category includes lands developed with facilities for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses and ski hills.

### **Street and Highway Rights-of-Way**

All existing street and highway rights-of-way (as of 2015) are shown on Map 12.1 as a separate category.

Proposed streets and highways shown on local land use plan maps are also included in this category. Chapter 8 provides additional information regarding planned transportation facilities in Washington County.

### ***Other Transportation and Utilities (Except Streets and Highways)***

This category includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and wastewater and solid waste management facilities and services.

### ***Extractive***

Extractive land uses involve on-site extraction of surface or subsurface materials. Extractive uses in Washington County include non-metallic mining areas such as rock extractive sites, sand and gravel operations, and peat mining. Extractive lands identified on the land use plan map include existing and planned areas to be used for non-metallic mining operations. All extractive uses require a reclamation plan for re-use of the site when mining is completed.

### ***Former Landfill***

A landfill is an engineered facility for the disposal of nonhazardous solid waste that is located, designed, constructed, and operated to contain the solid waste and pose no substantial hazard to human health or the environment. Landfills have the potential to be reclaimed for other uses. No active landfills were located in Washington County as of January 24, 2019. A symbol on Map 12.1 indicates the location of all closed landfills identified in the State Registry of Waste Disposal Sites maintained by the Wisconsin Department of Natural Resources (WDNR). A complete inventory of closed landfills in Washington County from the WDNR Registry is provided on Map 6.3 and Table 6.4 in Chapter 6, and includes 78 sites. The City of West Bend was the only local government that designated closed landfills on its land use plan map. The closed landfill in the City of West Bend is shown on Map 12.1.

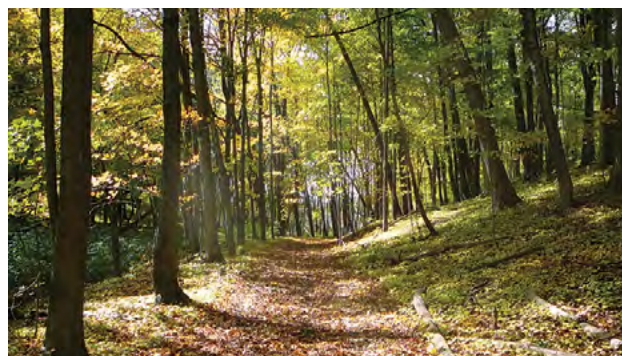
### ***Environmentally Significant Areas***

To effectively guide urban development and redevelopment in the County into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Locating new urban development outside of primary environmental corridors and other environmentally sensitive areas will serve to maintain a high level of environmental quality in the County, and will also avoid costly development problems such as flood damage, wet basements, failing pavements, and infiltration of clear water into sanitary sewerage systems. In addition, properly relating new development to such environmentally significant areas will help preserve the scenic beauty of the County, which is dependent on its natural resources.

This comprehensive plan recommends substantial preservation of remaining primary environmental corridors, isolated natural resource areas, and other environmentally sensitive areas. Development within these areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low-density residential development carefully designed to minimize the impact on natural resources.

### **Primary Environmental Corridor**

Environmental corridors, more fully described in Chapter 5, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Protecting the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan.



**Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County.**

### Isolated Natural Resource Area

Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from environmental corridors. Most of the isolated natural resource areas in the County are wetlands or tracts of woodlands that are at least 200 feet wide and between five and 100 acres in area. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves to certain uses such as parks, drainageways, or stormwater detention or retention areas.

### Wetlands

Most wetlands five acres or larger are located within primary environmental corridors or isolated natural resource areas. Those that are outside these areas are designated in a separate category on the land use plan map. Wetlands are regulated under State and Federal laws and County ordinances. Chapter NR 103, "Water Quality Standards for Wetlands," of the *Wisconsin Administrative Code* requires that when an activity involving disturbance of a wetland is proposed, practicable alternatives that avoid or minimize adverse effects on the wetland in question shall be considered. Thus, proposals to locate development in wetlands, usually requiring them to be filled, must include a practicable alternatives analysis. If no practicable alternative is identified, a permit to allow development in a wetland generally would require "mitigation," under which new wetlands would be created or existing degraded wetlands would be restored. Mitigation may be required on the same development site or in a different location.



**Wetlands are regulated under State and Federal Laws and County ordinances.**

### Other Conservancy Lands to be Preserved by Local Governments

The plan also recommends preserving conservancy lands in addition to primary environmental corridors, isolated natural resource areas, and wetlands. This land use category includes the common open areas of residential developments, including cluster subdivisions, and small natural areas containing important natural resource values, such as woodlands less than five acres in size, if such resources are included on a local government's land use plan map.

### Development on Parcels Containing Environmentally Significant Areas

Where possible, this comprehensive plan recommends that urban development be located entirely outside of primary environmental corridors, isolated natural resource areas, and other environmentally significant areas. While calling for preservation of primary environmental corridors, the plan recognizes that in some cases very low-density residential development could occur on the upland portion of such lands. In addition to limited residential development, land uses such as transportation and utility facilities and certain recreational uses may also be accommodated within these environmentally significant areas without jeopardizing their overall integrity. Guidelines for the types of development that may be accommodated within various component natural resource features of environmental corridors are set forth in Table 2.1 in Chapter 2. Even though these guidelines are not exhaustive, with good judgment they may be extended to, and be used for the evaluation of, proposals for similar types of development not specifically listed.

### **Surface Water**

The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams.

### **Floodplain (overlay)**

The Floodplain overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the one-percent-annual-probability (100-year recurrence interval) flood. The floodplains shown on the map are based on floodplains identified by the Federal Emergency Management Agency (FEMA). Documentation for FEMA study reaches are summarized on the Washington County Digital Flood Insurance Rate Map and in the Flood Insurance Study, October 16, 2015.



**Table 12.2**  
**Projected Land Use Needs in Washington County in Five-Year Increments: 2015-2050**

Land Use Category	Existing Land Uses: 2015		Future Land Uses: 2050		Change 2015-2050		5-Year Increment (acres)
	Acres	Percent of County	Acres	Percent of County	Acres	Percent Change	
Residential <sup>a</sup>	30,812	11.0	51,672	18.5	20,860	67.7	2,980
Commercial <sup>b</sup>	1,834	0.7	7,728	2.8	5,894	321.0	842
Industrial <sup>c</sup>	2,053	0.7	6,494	2.3	4,441	216.3	634

<sup>a</sup> Includes the Suburban-Density, Medium-Density Urban, and High-Density Urban Residential Categories shown on Map 12.1, and 70 percent of lands in the Mixed-Use Category.

<sup>b</sup> Includes the General Commercial and Office/Professional Services Categories shown on Map 12.1, 20 percent of lands in the Mixed-Use Category, and 50 percent of lands in the Business/Industrial Category. (Note: 10 percent of lands in the Mixed-Use Category are estimated to be developed with institutional uses).

<sup>c</sup> Includes the Industrial Category shown on Map 12.1 and 50 percent of lands in the Business/Industrial Category.

Source: SEWRPC

### Local Government Plans

Land use regulation in Washington County rests primarily with local governments (cities, villages, and towns). Each local government has adopted, and enforces, a local zoning ordinance. Local government comprehensive plans and zoning ordinances and maps should be consulted for specific uses allowed within each land use category shown on the County map. It should be noted, however, that the County regulates land uses within shoreland areas within the towns, including all floodplain areas. The County also regulates subdivisions in unincorporated areas. The County subdivision ordinance applies in addition to local zoning and subdivision ordinances. Chapter 2 provides a description of County and local land use regulations in effect in the County.

As required by Section 59.69 of the *Statutes*, city and village land use plan maps are reflected on the County plan map for those areas that were within city or village limits as of January 1, 2017. The land use plan designation from the town land use plan maps are shown on Map 12.1 for areas outside the limits of a city or village, including areas within town “islands” (town areas completely surrounded by a city or village). The only exceptions are the areas designated to be annexed to the City of West Bend under the terms of the boundary agreement between the City of West Bend and the Town of West Bend approved in 2002, which are designated on Map 12.1 in accordance with the land use category shown on the City of West Bend land use plan map; and areas within the Town of Jackson that are identified to be attached to the Village of Jackson under the mediated cooperative plan agreement between the Village of Jackson and the Town of Jackson approved in 2018, which are designated on Map 12.1 in accordance with the land use category shown on the preliminary update to the Village of Jackson land use plan map.

### Land Use Projections

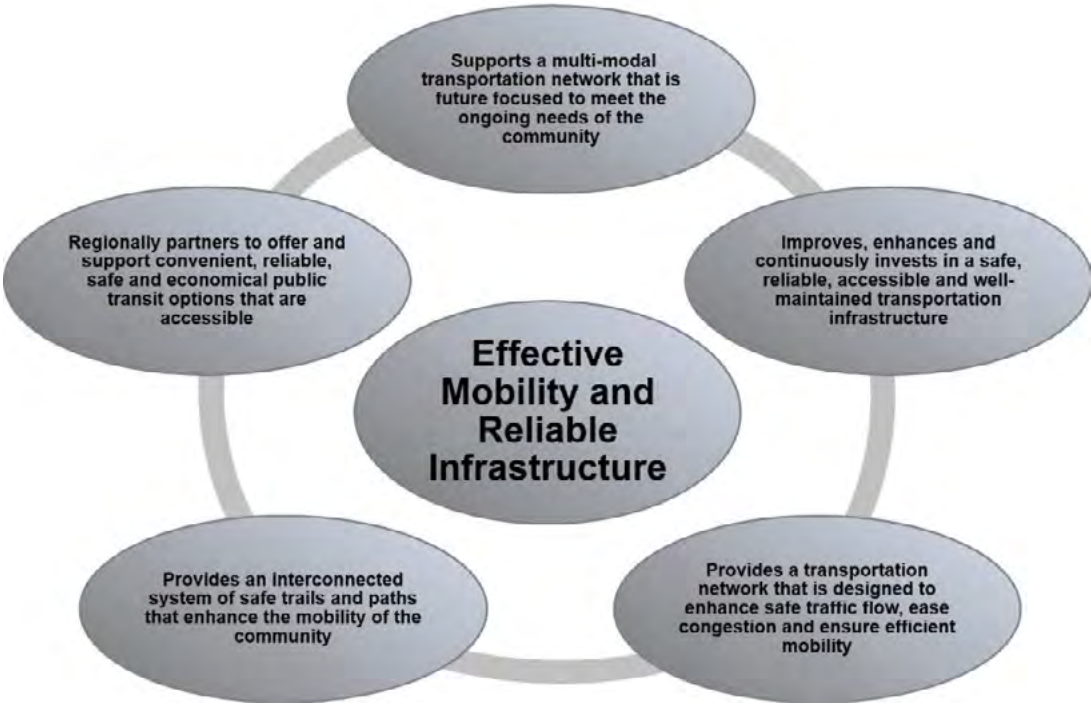
The comprehensive planning law requires the Land Use Element to include projections, in five-year increments, of future residential, agricultural, commercial, and industrial land uses. Due to the uncertainty in predicting the rate of future development, it was assumed for the purpose of fulfilling this requirement that the same amount of growth would occur in each five-year period. Table 12.2 sets forth the additional acreage in residential, commercial, and industrial growth that would be expected over the planning period. The land use plan map includes an increase of about 68 percent in the amount of land designated for urban residential use compared to land occupied for such uses in 2015. The amount of land designated for commercial use would increase from 1,834 acres to 7,728 acres, or by 321 percent, between 2015 and 2050. The amount of land designated for industrial use represents an increase of about 216 percent between 2015 and 2050, from 2,053 acres in 2015 to 6,494 acres in 2050.

The number of acres in agricultural use will likely continue to decline during the planning period, as land is converted from farming to residential or other urban use. The land use plan map designates 7,811 acres of land for farmland preservation in 2050, and an additional 95,798 acres that may be used for agriculture or rural residential use (103,609 acres total). This compares to 119,134 acres in agricultural use in 2015.

### 12.3 RECOMMENDATIONS

In 2015, the Washington County Board of Supervisors identified a vision, a mission, and five strategic goals for County services that are provided directly to residents along with a set of objectives designed to achieve each goal (the vision and mission were updated in 2018 and presented in Figure 1.1 in Chapter 1). The County Strategic Goals each include five to six objectives that cover numerous comprehensive plan elements. As discussed in the Issues and Opportunities Element (Chapter 4), the adoption of the County Strategic Goals and related objectives made it necessary to revisit the overall statement of goals, objectives, policies, and programs adopted by the County Board as part of the year 2035 comprehensive plan. The focus of the County Mission is to create an environment for residents and businesses to enjoy an authentic quality of life through a well-governed and administered county dedicated to safe and secure communities; economic growth and vitality; effective mobility and reliable infrastructure; and access to basic needs. To align the comprehensive plan recommendations to the County Mission, it became necessary to replace the original comprehensive plan goals and objectives adopted as part of the year 2035 plan with the County Strategic Goals and Objectives adopted in 2015. This also provided an opportunity to reorganize the goals and objectives, along with the plan’s policies and programs, into one chapter as opposed to the individual element chapters as they are presented in the year 2035 plan. The renewed goals and objectives are presented as follows:

#### County Goal – Effective Mobility and Reliable Infrastructure



## County Goal – Access to Basic Needs



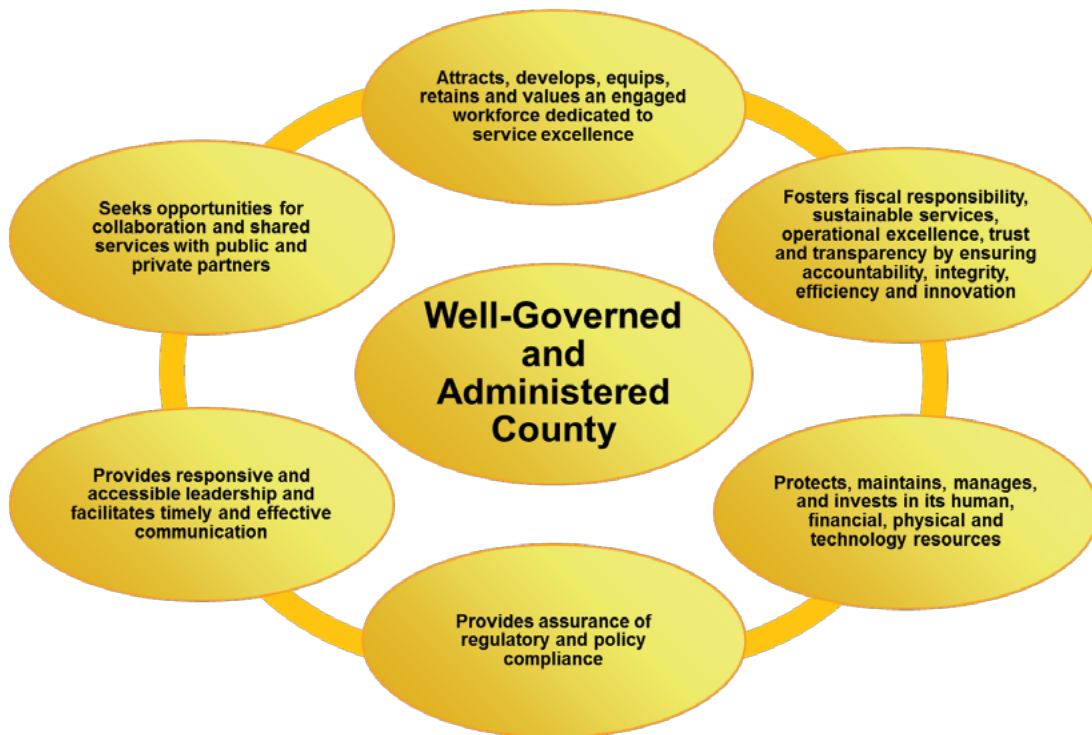
## County Goal – Safe and Secure Community



## County Goal – Economic Growth and Vitality



## County Goal – Well-Governed and Administered County



## **Policies and Programs**

As part of renewing the goals and objectives for the year 2050 comprehensive plan update, and number of policies and programs included in the year 2035 comprehensive plan have been revised or repealed to align with the core services provided by the County. In addition, the policies and programs have been organized under the County department that would be responsible for implementation.

The State comprehensive planning law requires a compilation of the programs, in a specified sequence, to implement the recommendations of the plan. An implementation timeframe has been identified for each of the programs, as set forth in the following tables, to meet this requirement. Timeframe for implementation may be current, five-year, or long-term. These tables also identify the comprehensive plan element or elements that a program applies to as well as which County Strategic Goal a program applies to. The Comprehensive Planning Technical Advisory Committee (TAC), comprised of staff from related County departments, reviewed the programs set forth in the year 2035 plan to identify those that relate directly to the core services provided by the County, as well as new programs developed on the basis of input provided by County Board Supervisors at a brainstorming session held in November 2017. The TAC also provided input regarding implementation timeframe and which comprehensive plan element and County Strategic Goal a program applies to. The County Board then held a second input session in October 2018 (see Appendix H for summary), and the Multi-Jurisdictional Comprehensive Plan Advisory Committee reviewed and approved Section 12.3 of the draft Recommendations Element in November 2018. Any new programs recommended in this plan update must be individually reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors through the annual budget process prior to implementation. Programs that are likely to require amendments to County ordinances to be implemented and programs that recommend continued enforcement of existing County ordinances are identified in the Implementation Element (Chapter 13).

## ***Policies and Recommendations for Washington County Departments***

### Highway

#### *Policies for Highway Department*

- Support and consider each transportation element developed under the regional transportation plan when budgeting for transportation improvements and updating Washington County's 2050 Transportation Network Sustainability Plan.
- Work to ensure consistency between regional, County, and local land use and transportation plans so that the arterial street network, transit services, and bicycle and pedestrian facilities are safe, efficient, appropriately sized and located to serve all County users, including vehicular traffic, bicyclists, pedestrians and farm equipment.
- Provide an efficient arterial street and highway system that can effectively move people and goods within and through the County to promote a strong economy.
- Work to achieve consensus between local, County, regional, and State levels of government on issues such as street widening and other improvements.
- Incorporate recommendations from the Washington County Bikeway and Trail Network Plan into the County 2050 Transportation Network Sustainability Plan and applicable capital improvement programs.
- Ensure planned land uses are adequately served by street and highway networks.
- Support appropriate physical infrastructure, such as roads, airports, railroads, public transit, sewer and water, utilities, and telecommunications facilities in an effort to attract and retain desirable businesses in the County.
- Encourage development of highways and utilities in a manner that minimizes disruption of Tier I farmlands as mapped in the Washington County farmland preservation plan.

Highway Department – Programs

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Implement the recommendations of the regional transportation plan and Washington County jurisdictional highway system plan that relate to Washington County facilities over time, as funding becomes available.                      Continue to help develop and support implementation of the regional transportation plan and the County jurisdictional highway system plan.                      Sponsor community transportation workshops in coordination with SEWRPC, if requested by a local government, to focus on possible solutions to specific transportation issues in the community.                      Share examples of successful solutions to land use/transportation issues within the County at workshops or public informational meetings.                      Continue to promote interconnection between all transportation modes and systems available within the County and the Region.                      Consider incorporating desired policies from State long-range transportation planning efforts, including Connections 2030, into County plans and programs.                      Continue to work with SEWRPC to prepare and update the Transportation Improvement Program (TIP) on an on-going basis to identify short-term improvements to the transportation system.                      Continue to work with WisDOT, SEWRPC, and local governments in the County to update and implement the Washington County jurisdictional highway system plan.                      Continue to update the five-year Washington County Highway Construction Program and implement the program as funding becomes available.                      Continue the Annual Bridge Inspection Program, in cooperation with local governments, and replace or rehabilitate bridges as necessary to ensure highway safety.                      Develop methods to ensure that the needs of pedestrians, bicyclists, and transit users are considered, and appropriate facilities are provided, when County highways are designed, constructed, or reconstructed.                      Follow Federal guidelines for designing streets to meet the needs of seniors, such as longer merge lanes, larger street signs with bigger print, clearer lane markings, and extended walk times at signalized intersections.</p>	x		x	x					x						
	x	x	x	x		x	x	x	x						x
	x	x	x	x		x	x	x	x						x
	x			x		x	x	x	x					x	
	x	x		x		x	x	x	x						x

Table continued on next page.

**Highway (Continued)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>            Continue to work with WisDOT to develop an inventory of hazardous intersections and street segments, based on crash records, and to undertake improvements to eliminate hazardous conditions.</p>			x	x				x			x	x			
Encourage the use of roundabouts on the County highway system and at intersections where appropriate to increase safety and improve continuous traffic flow.				x						x					
Provide adequate warnings in hazardous areas, such as railroad crossings and in areas with limited sight distance.				x				x				x			
Continue to study traffic safety data at all major intersections throughout the County highway system to ensure a safe public transportation network that is well-maintained, accessible, and enhances safe traffic flow and mobility.				x				x		x		x			
Continue to maintain County highways, including resurfacing, reconstruction, and patching; snow clearing; sign maintenance; and mowing, trash removal, and tree trimming within highway rights-of-way.				x				x				x		x	
Accommodate bicycle travel on County arterial streets and highways through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths as outlined in the Washington County Bikeway and Trail Network Plan. Bicycle facilities should be added as the County arterial street and highway system is incrementally resurfaced, reconstructed, or constructed.				x						x		x		x	
Accommodate sidewalks along the County arterial street system in areas of existing or planned urban development. Sidewalks should be added as the County arterial street system is incrementally resurfaced, reconstructed, or constructed.				x						x				x	
Continue to administer and enforce the County highway access management ordinance.		x		x				x				x			
On request, work with local governments in the County to develop consistency between the County highway access management ordinance and local access management/driveway ordinances.		x		x					x			x			
Continue to maintain the road network within the County.		x		x				x				x		x	x

Table continued on next page.



**Highway (Continued)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Utilize and periodically update the 2050 Transportation Network Sustainability Plan which assists in providing a transportation network that is designed to enhance safe traffic flow, ease congestion and ensure efficient mobility while improving, enhancing and continuously investing in safe, reliable, accessible and well-maintained transportation infrastructure.</p>			x	x			x	x	x		x	x			x
<p>Study the use of Transportation Economic Assistance (TEA) funds and Freight Railroad Infrastructure Improvement Program funds for transportation projects and improvements that may help attract employers to Washington County or encourage existing businesses to remain and expand in the County.</p>			x			x			x		x		x		
<p>Continue to cooperate with local governments to provide construction and maintenance services for local transportation facilities, as County funding and staffing levels allow.</p>							x	x							x
<p>Continue to maintain the County website and utilize the County's social media platforms to provide information to the public and other units and agencies of government.</p>					x		x	x							x
<p>Continue to work with local governments and private service providers, on request, to explain the type of permits required from Washington County before selecting and buying a site.</p>	x	x	x	x	x	x	x	x			x	x	x		
<p>Enforce the County's Utility Accommodation Policy.</p>				x	x			x				x	x		
<p>Offer equipment competency training documentation to all local governments in the County and provide training to municipal employees that use county-wide equipment.</p>							x	x							x
<p>Serve as a liaison between State and Federal governments and the local governments in Washington County for transportation aid/funding programs (such as the local road improvement program).</p>				x			x	x							x
<p>Consider the jurisdictional transfer of roadways when there may be an opportunity for all parties to benefit.</p>				x			x			x					x
<p>Establish a program that encourages more coordination and cost-sharing between County and local governments for road maintenance.</p>				x			x								x

## Transit

### *Policies for County Transit (Highway Department)*

- Review existing County transit services and align with County Vision, Mission and Strategic Goals.
- Expand the service area of the Washington County Commuter Express (WCCE) Bus System.
- Ensure the Washington County Commuter Express Bus System meets the public transit service design guidelines set forth in the regional transportation plan.
- Increase connectivity between the Washington County Commuter Express Bus System, Washington County Shared-Ride Taxi Service, and the Milwaukee County Transit System (MCTS).
- Washington County should act as a catalyst with WisDOT to enhance public transit access to park-ride lots, and to ensure that all transit stations are accessible by bicyclists and, in urban areas, are served by sidewalks or walkways.
- Promote convenient, flexible, and affordable public transportation options within Washington County and in conjunction with neighboring counties.
- Integrate the regional transportation plan with the comprehensive plan transportation element and applicable capital improvement programs.
- Continue and enhance the operation of the County Shared Ride Taxi Service.

**Transit Programs (Highway Department)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Work with WisDOT and SEWRPC to conduct a feasibility study for viability and effectiveness of the WCCE.                      Continue to work with local governments and businesses to explore utilizing existing facilities and determine the need for additional WCCE routes and park-ride lots.                      Continue to work with WisDOT to relocate or expand park-ride lots to properly accommodate buses and an adequate number of parking spaces.                      Explore technology for the WCCE (GPS, real time- bus location). Explore/add on board camera technology for the Washington County Shared Ride Taxi Service.                      Continue to help develop and support implementation of the County transit development plan.                      Continue to provide technical assistance to employers interested in establishing programs to encourage commuting by transit, carpooling, biking, or walking.                      Continue to study altering or expanding various service components of the Washington County Shared Ride Taxi.                      Explore possible consolidation of the Washington County and Ozaukee County shared-ride taxi service.                      Continue working with SEWRPC and WisDOT on regional planning efforts and to develop methods to promote interconnection between all transportation modes and systems available within the County and the Region.                      Explore possible modifications to hours and frequency of service of the WCCE to encourage commuting and reverse commuting.                      Encourage public/private partnerships to fill gaps between WCCE route stops and employment centers.                      Work with partnering agencies to consider development of shared-mobility program using alternatives to automobile.                      Continue to improve public transportation for people with disabilities to increase access to jobs and community activities.                      Supply the number of accessible shared ride taxi vehicles needed to respond to demand.</p>				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		
				x		x	x		x	x	x		x		

Table continued on next page.

**Transit (Continued)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>            Continue to work with non-governmental organizations (NGO) to raise public awareness of public transit related issues such as people with disabilities who are reliant on public transportation and the benefits of increased use of public transportation.            Continue to work with local municipalities, neighboring counties, and SEWRPC on transportation intergovernmental agreements.            Through updates to the County transit development plan, consider increasing connectivity to other public transportation services or activity centers (major employers and retail/service centers) in adjacent counties.            Continue to work with non-profits, organizations involved in transportation, and other transportation entities (Coordinated Transportation Committee) in implementing aspects of the Public Transit Human Services Transportation Coordination Plan for Washington County.            Seek to develop joint marketing strategies between the County and other transportation service providers in the Region.            Expand the WCEE in accordance with the recommendations of the regional transportation plan, focusing on various service components between Washington County and adjacent counties, including FOXCONN.</p>				x		x		x	x		x	x	x		

## Land and Water Conservation

### *Policies for Land and Water Conservation (Planning & Parks Department)*

- Implement strategies and recommendations identified in the Washington County Land and Water Resource Management Plan.
- Work to ensure integrated land and water resource management for the protection of surface water, groundwater, and water dependent natural resources.
- Protect, conserve and improve the quality and quantity of groundwater from the loss of recharge areas, overly concentrated pumping, inappropriate private onsite wastewater treatment systems and agricultural practices in order to provide safe drinking water.
- Encourage soil conservation practices to reduce farmland erosion and sustain and increase farmland productivity in the County by encouraging wise soil management practices to protect farmland for continued agricultural use.
- Work to reduce the human and environmental risks through the proper management of agricultural animal waste.
- Support and implement water quality control plans, regulations, and stormwater management plans to minimize the adverse effects of flooding through the preservation and restoration of stream corridors, wetlands, and floodplain areas.
- Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect, maintain or enhance water quality and protect wetlands in the County from pollution.
- Ensure past, present and future developments provide for and maintain proper construction erosion control and post construction stormwater management practices.
- Ensure proper reclamation of nonmetallic mining sites and encourage the wise management of remaining potential nonmetallic mineral resource areas in Washington County.
- Support efforts that protect and maintain woodlands, primary environmental corridors, exceptional water resources, geologic areas, and threatened and endangered species in Washington County.
- Provide cost effective ways for County residents to dispose of unused hazardous waste and agricultural chemicals, and implement strategies regarding the human and environmental risks posed by other hazardous waste materials.
- Support strategies that retain agricultural businesses that are sustainable and benefit the economy.
- Continue to develop and share information with local government officials on County ordinance requirements that affect land use development.

**Land and Water Conservation Programs (Planning & Parks Department)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<b>Programs (projects or services):</b>															
Continue to update the Washington County Land and Water Resource Management Plan every 10 years.	x							x							x
Continue to consider Federal, State or other partnering entities for soil resource conservation grant funds that would be available to county governments.	x						x	x					x		x
Continue to undertake countywide education efforts to promote conservation practices. Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.	x	x						x			x		x		x
Continue to enforce compliance with the animal waste storage facility code, Chapter 16, of the <i>Washington County Code of Ordinances</i> .	x				x			x				x			x
Continue to enforce the recommendations for management of animal waste storage facilities and utilization of waste set forth in Standard 590 of the USDA-NRCS Technical Guide and conduct routine inspections of facilities to ensure proper facility maintenance and waste management.	x							x				x			x
Continue to enforce the County erosion control and stormwater management ordinance ensuring construction site pollutant control and post-construction stormwater management (Chapter 17 of the <i>Washington County Code of Ordinances</i> and NR 216 of the <i>Wisconsin Administrative Code</i> ). Provide local governments the option of entering into an agreement with the County for administration of local stormwater management ordinances.	x				x			x				x			x
Continue to promote groundwater infiltration in areas associated with natural wetland creations, enhancements, and restorations.	x				x			x				x			x
Continue to enforce Chapter 18, Nonmetallic Mining Reclamation, of the <i>Washington County Code of Ordinances</i> in cities, villages, and towns that have not adopted a local reclamation ordinance under Section 295.14 of the <i>Wisconsin Statutes</i> and Section NR 135.32 (2) of the <i>Wisconsin Administrative Code</i> .	x				x		x	x				x			x
Promote nonmetallic mining in areas where impacts are minimal on adjacent land uses. Support the development of land use patterns and regulations to effectively meet the need for nonmetallic mineral in the County, while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents.	x	x				x			x			x			x

Table continued on next page.

**Land and Water Conservation (Continued)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Encourage the protection of groundwater recharge areas identified in the regional water supply plan. Continue to raise awareness about groundwater quality and quantity, groundwater levels, water infiltration, and aquifer recharge. Increase awareness and promote action for proper groundwater protection practices.                      Continue to promote and provide assistance for proper well abandonment. Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.                      Encourage cooperation and collaboration among groups and municipalities while continuing to maintain compliance with the County's WPDES MS4 Permit based on the requirements identified in NR 216 and NR 151 of the <i>Wisconsin Administrative Code</i> to address non-point and point source pollution. Enforce ordinances and programs such as an illicit discharge detection and elimination and other components of a stormwater management program.                      Encourage sound, well planned development that protects the natural resources of the County.                      Continue to work with WDNR to implement compliance with agricultural performance standards of NR 151 regarding evaluation of parcels for compliance.                      Conduct on-site inventories of existing operations to determine compliance. Ensure that all livestock operations have no overflowing manure storage facilities; no unconfined manure stacks within Water Quality Management Areas (WQMAs); no direct runoff from feedlots or stored manure to water resources; and no animals in streams where degradation of the stream bank has or is likely to occur.                      Assist owners and operators of farmland with conservation and nutrient control planning. Continue to increase the use of best management practices (BMP) such as conservation tillage (where crops are grown with minimal cultivation of the soil). Encourage wise soil management practices to protect farmland for continued agricultural use. Educate and work with farmers to encourage soil conservation practices to reduce farmland erosion and sustain and increase farmland productivity in the County.</p>	x				x			x				x	x	x	
	x				x			x				x	x	x	
	x							x				x	x	x	
	x							x				x	x	x	
	x							x				x	x	x	
	x							x				x	x	x	

Table continued on next page.

**Land and Water Conservation (Continued)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals						
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed	
<p><b>Programs (projects or services):</b></p> <p>Continue educational programs that specifically outline soil conservation and BMP resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and WDNR.</p> <p>Continue to promote and assist with joint watershed planning programs between communities in Washington County to minimize urban and rural stormwater runoff and improve water quality as part of the WDNR's TMDL Program.</p> <p>Work collaboratively with the Milwaukee Metropolitan Sewerage District (MMSD) and SEWRPC to prepare and implement the regional water quality management plan.</p> <p>Work with appropriate organizations to develop programs that support Wisconsin's Working Lands Initiative recommendations. Work with area land trusts, such as the Ozaukee Washington Land Trust (OWLTL), to protect agricultural parcels through agricultural conservation easements and/or purchases to preserve and enhance agricultural lands that are best suited for agricultural use.</p> <p>Implement the recommendations identified in the Aquatic Invasive Species Strategic Plan through a partnership with County lake organizations. Control and reduce the spread of invasive plant species in Washington County.</p> <p>Implement programs to reduce the human and environmental risks posed by household and agricultural waste, including hazardous waste. Provide cost effective ways for County residents to dispose of unused hazardous waste to protect County resources through State grants and other funding mechanisms.</p> <p>Continue to study the feasibility of providing effective and efficient permanent household hazardous waste drop-off sites in the County.</p> <p>Encourage County residents to safely dispose of household wastes, such as: plastics, electronics, appliances and organic waste.</p> <p>Continue to provide residents with a means to purchase native trees, wildlife shrubs and prairie seed that promote conservation stewardship.</p> <p>Continue to offer the State Wildlife Damage and Abatement Program to County residents that are negatively affected by the State's wildlife management programs.</p>	x							x				x	x	x		
		x											x	x	x	
		x					x						x	x	x	
		x											x	x	x	



## Health

### *Policies for Washington Ozaukee Public Health Department*

- Assure the enforcement of State public health statutes and local public health codes.
- Continue to support and maintain the shared Washington Ozaukee Public Health Department.
- Implement recommendations in the Washington County Community Health Improvement Plan (CHIP).

## Washington Ozaukee Public Health Department Programs

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<b>Programs (projects or services):</b>															
Continue enforcement of <i>County Code</i> Chapter 8: Human Health Hazards, State public health regulations in <i>Wisconsin Statutes</i> Chapters 250 through 254 and <i>Administrative Code</i> in accordance with Section 6.04 of the <i>County Code of Ordinances</i> .	x							x	x	x		x			
Continue to provide evaluation, education and referral to citizens seeking information on adverse health conditions.	x							x	x	x	x				
Continue to provide resources, assistance, referrals and promote requirements of human health hazards to local governments.	x						x	x	x	x	x	x			x
Revise and implement the Community Health Improvement Plan every five years with community partners.	x							x	x	x	x	x			x
Continue to support environmental health regulations affecting food safety, drinking water, vector (carrier that transfers an infective agent from one host to another) control, recreational water quality, hazardous waste recycling, and air quality.	x							x	x	x	x	x			
Continue monitoring and testing County owned swimming beaches for safe water quality per Section 254.46 of the <i>Statutes</i> .	x							x	x	x	x	x			
Continue WDNR subcontract for inspection of transient non-community wells (water systems for places where people do not remain for long periods of time).	x						x	x	x	x	x	x			x
Continue agent status from the Wisconsin Division of Public Health for licensing of facilities serving the public under Section 254.69 of the <i>Statutes</i> .	x							x	x	x	x	x			x
Encourage methods and programs needed to maintain Washington County's ranking position in the top quartile in the County Health Rankings.					x			x	x	x					x
Continue the development and implementation of a mass clinic disaster plan in partnership with County emergency preparedness, hospital systems, and other identified agencies.					x			x	x	x	x	x			x
Continue to fund and administer public health and health care services offered by the Washington Ozaukee Public Health Department and partnering agencies.					x			x	x	x					x
Assist in the development, implementation and promotion of a detailed Bikeway and Trail Network Plan for Washington County.				x				x	x		x	x			x
Continue to support development of the Washington Ozaukee Public Health Department's capacity to offer a full range of environmental health services.	x							x	x	x	x	x			x

**Table continued on next page.**

**Health (Continued)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals						
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed	
<p><b>Programs (projects or services):</b>                      Continue to coordinate medication collection with twice-a-year Clean Sweep/Drug Take Back Day Grant Program to reduce unused pharmaceuticals in the community through safe and legal disposal.                      Promote greater awareness of the Drug Take Back Day.                      Continue to ensure safe environmental health conditions at public licensed facilities.                      Continue to promote uniform statewide public health standards to prevent and control exposure to food borne, water borne, or recreational hazards.                      Continue to promote timely investigations of communicable diseases associated with licensed facilities.                      Participate in developing "Safe Routes to School" programs through Well Washington County with interested community partners, local governments and school districts.                      Continue to lead Well Washington County and the Washington County Health Care Partners.</p>	x							x	x		x					
	x											x				
	x							x	x	x	x		x			
	x							x	x	x	x		x			
	x							x	x	x	x		x			
	x								x	x	x	x				
	x										x					x

## Land Use

### *Policies for Land Use (Planning & Parks Department)*

- Protect primary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites, floodplains, and wetlands and surface waters outside primary corridors and INRAs, which are shown on Maps in Chapter 5 and based on the guidelines set forth in Table 2.1, from incompatible urban development by enforcing applicable County regulations.
- Enforce restrictions within floodplains as identified on Map 5.17 or by subsequent updates to floodplain mapping approved by FEMA and the WDNR.
- Restrict urban land uses and other incompatible land uses and structures in wetlands by enforcing applicable County regulations. Require mitigation (restoration of historic wetlands, enhancement of existing wetlands, or creation of new wetlands) if wetlands are destroyed as part of a development project.
- Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, by enforcing applicable County regulations to protect wetlands in the County from pollution.
- One hundred-year recurrence interval floodplains should not be allocated to any development that would cause or be subject to flood damage; and only authorized structures should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
- Implement programs and ordinances to reduce the human and environmental risks posed by sewage.
- Continue to develop and share information with local government officials on County ordinance requirements that affect land use development.

**Land Use Programs (Planning & Parks Department)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b></p> <p>Continue to ensure compliance with NR 216 of the <i>Wisconsin Administrative Code</i> through subdivision and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction storm water management (including plan review and compliance inspections.)</p> <p>Continue to implement the County Sanitary Code, Chapter 25, of the <i>Washington County Code of Ordinances</i>, which includes regulation of private onsite wastewater treatment systems (POWTS).</p> <p>Continue to enforce the County subdivision and shoreland zoning ordinances to direct development away from areas that are covered by soils with severe limitations for the use concerned.</p> <p>Continue to enforce requirements in the County land division ordinance (Chapter 24 of the <i>County Code of Ordinances</i>) relating to adequate wastewater disposal for new homes.</p> <p>Continue to enforce requirements relating to land suitability and layout through administration of the County land division ordinance.</p> <p>Continue to enforce requirements relating to development in floodplains through administration of the County shoreland, wetland and floodplain ordinance (Chapter 23 of the <i>County Code of Ordinances</i>) to help protect County residents from flooding hazards.</p> <p>Continue to update the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance as needed to maintain County eligibility to participate in the National Flood Insurance Program.</p> <p>Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map.</p> <p>Continue to review and update related County ordinances based on current case law and public engagement.</p> <p>Work to protect primary environmental corridors through the County subdivision review process.</p>	x	x	x			x	x			x			x	x	x
	x	x			x	x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x
	x	x	x			x		x		x			x	x	x

Table continued on next page.

**Land Use (Continued)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Incorporate the updated floodplain mapping from the Washington County Floodplain Map Modernization Program into the County shoreland and floodplain zoning maps following approval of the maps by the WDNR and FEMA.                      Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.                      Continue to implement programs related to surface and groundwater resources to support the development of land use patterns to protect wetlands in the County from pollution.</p>	x	x				x	x	x	x	x		x	x	x	x

## Aging and Disability Resource Center

### *Policies for ADRC*

- Provide resources on Federal, State, and County government housing programs that have the potential to increase the availability of housing for the elderly and people with disabilities.
- Develop methods to collect data regarding the housing needs and preferences of County residents age 60 and older and people with disabilities.
- Provide resources of services offered to assist elderly householders with living in traditional housing such as the Home Delivered Meal Program.
- Promote programs that provide funds and labor to adapt homes to the needs of people with disabilities and the elderly.
- Ensure access to services that provide for the community's health and physical well-being, encompassing all ages, abilities and circumstances, while utilizing facilities such as the satellite facility in Hartford to provide responsive accessible leadership and facilitate timely and effective communication.

## Aging and Disability Resource Center Programs

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b></p> <p>Continue to provide information in various formats and assistance through the Washington County Aging and Disability Resource Center, which provides resources on services to the elderly and people with disabilities, including housing and the Family Care Program.</p>		x				x		x			x				
<p>Develop and distribute educational materials regarding the various Federal, State, and County programs, such as the Section 202 Supportive Housing for the Elderly Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing to senior housing.</p>		x						x			x				
<p>Develop and distribute educational materials regarding the various Federal, State, and County programs, such as the Section 811 Supportive Housing for the Disabled Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing for people with disabilities.</p>		x						x			x				
<p>Encourage the development of sufficient and appropriate living facilities for the elderly and people with disabilities, by providing information and data to support private sector development.</p>		x						x			x				
<p>Collaborate with senior living facilities and community agencies to develop and distribute a housing survey to the senior population. Distribute findings throughout County level government and to local government elected officials and staff.</p>		x									x				
<p>Continue the Home Delivered Meals Program and the Congregate Meals Program offered by the Aging and Disability Resource Center.</p>		x						x			x				
<p>Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents for funding to adapt homes to the needs of people with disabilities and the elderly, such as the WisLoan Program.</p>		x						x			x				
<p>Continue to be involved with the Protective Placement Team to create a series of recommended changes and improvements to the nature of the protective placement safety and feasibility plan regarding mental health and the county's role in funding.</p>					x			x			x				x
<p>Continue participating with SERWPC in the update of the regional housing plan.</p>		x						x			x				

**Table continued on next page.**



**Aging and Disability Resource Center (Continued)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Consider promotion of construction design concepts such as Universal Design 23 and Vistability.                      Continue community outreach and education on available resources.                      Continue partnership and collaboration with Washington County senior centers to offer health and wellness programs.</p>		x	x	x					x		x	x	x		

## Emergency Management

### *Policies for Emergency Management*

- Continue to provide adequate police, criminal justice, fire, rescue and emergency medical services to Washington County residents.
- Coordinate with local government and agencies to plan for, respond to and recover from major emergencies and disasters.

## Emergency Management Programs

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>            Continue to develop and support the Washington County Office of Emergency Management and its functions: Disaster Aid Management, Emergency Operations Center.</p>					x	x	x	x	x			x			
Continue to review and annually update the Washington County Comprehensive Emergency Management Plan (CEMP), which provides guidance for responding to and recovering from disasters throughout the County.					x			x	x		x	x	x		x
Continue to review and update the Washington County Hazard Mitigation Plan, which provides guidance designed to reduce overall risk to people, property and infrastructure from future hazard events, while also reducing the costs of future disaster aid programs throughout the County.	x				x	x	x	x	x		x	x			
Continue the support of the Voluntary Organizations Active in Disasters preparedness/response programs.					x			x	x			x	x		
Continue to provide Emergency Management Services and coordinate with local governments and State agencies in disaster recovery.					x	x	x	x	x			x	x		x
Consider opportunities to create efficiencies through shared services.					x				x			x			x
Continue to assure compliance with mandatory Emergency Planning and Community Right-to-Know Act Laws and facilitate the existence of the mandatory Local Emergency Planning Committee (LEPC).					x	x	x	x	x			x	x		x
Continue to coordinate and manage disaster aid for the County. By law reporting and reimbursements for State/Federal disaster aid programs must be channeled through the County Emergency Management Office.		x			x	x	x					x	x	x	x

## Sheriff's Office

### *Policies for Sheriff's Office*

- Seek opportunities for collaboration and/or shared services.
- Work in concert with Federal and State authorities and key stakeholders to collaboratively ensure the availability of treatment and preventative services for those who fell victim to the opioid epidemic as well as their caregivers.
- Provide police, criminal justice, and rescue services to Washington County residents.
- Provide police protection to local governments as required.
- Promote shared services and equipment between the Washington County Sheriff's Department and local police, fire, and rescue departments, and with emergency disaster relief.
- Provide a safe and secure jail environment for individuals held for court or serving a court ordered confinement sentence.
- Operate a communications center to provide assistance to the public and law enforcement by answering emergency and non-emergency calls and dispatching resources.
- Provide maintenance, oversight and administration of the County-Wide Radio System IT Network, including all tower sites and related infrastructure.

**Sheriff's Office Programs**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b></p> <p>Continue to provide police protection to Washington County residents through the Washington County Sheriff's Department.</p> <p>Continue to conduct needs assessment studies to determine if the Sheriff's Department has adequate personnel and equipment to provide Washington County residents with police protection.</p> <p>Continue to operate the County Jail, which provides for the general incarceration of individuals from pre-sentence detainees through sentenced inmates.</p> <p>Periodically assess the Washington County Sheriff's Department, the Justice Center, and the County Jail to determine if the facilities are adequate to serve Washington County residents and various County departments and agencies.</p> <p>Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.</p> <p>Continue to implement the Records Management System and Informational System Plan in the County (ProPhoenix).</p> <p>Continue to incorporate the Mutual Aid Box Alarm System (MABAS) into fire dispatching.</p> <p>Continue to study the development of an integrated County emergency call dispatch center.</p> <p>Continue to operate a County dispatch center to field emergency and non-emergency calls and dispatch law enforcement and other resources.</p> <p>Continue to maintain and oversee the County-Wide Radio IT System, including all tower sites and related infrastructure.</p>					x	x	x	x				x			

## Parks

### *Policies for Parks (Planning & Parks Department)*

- Implement the Parks Fiscal Sustainability Plan to foster fiscal responsibility, sustainable services, operational excellence, trust and transparency by ensuring accountability, integrity, efficiency and innovation.
- Provide an integrated system of priority public parks and related open space areas that positively contribute to the quality of life of County residents by providing opportunities to participate in a wide range of outdoor recreation activities.
- Consider park operating procedures and policy to effectively operate and maintain the County parks system towards the goal of being financially self-sustaining.
- Pursue partnerships that enhance maintenance, education and recreation of the County park and trail system.
- Collaborate with local governments and organizations to improve parks, trails and lake access throughout the County.
- Maintain and improve the County priority parks, trails, natural areas and operations in a fiscally responsible manner.
- Support strategic park acquisitions and expansions of priority parks.
- Develop an expanded and interconnected multi-use trail system.
- Promote and market the power of parks and trails to increase their use by individuals and families. Parks and trails have health, economic, environmental and social benefits for all County residents and visitors.

**Parks Division Programs (Planning & Parks Department)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Continue to develop and implement the Park Fiscal Sustainability Plan, updating on an annual basis.                      Implement the recommendations of the Washington County park and open space plan.                      Assist in implementing the recommendations of the Washington County Bikeway and Trail Network Plan.                      Continue to conduct return on investment analyses for all proposed projects. Properly vet all proposed projects to ensure all stakeholders are informed during decision making process.                      Continue annual update of the Park Classification System.                      Enhance communication and marketing for the County park system including marketing parks as a facet of economic development.</p>					x			x	x	x	x		x	x	x
	x				x			x	x	x	x		x		
				x	x	x	x	x	x	x	x		x		
					x			x	x						x
					x			x							x

## Planning

### *Policies for Planning (Planning & Parks Department)*

- Develop plans that support a positive quality of life for the residents of Washington County.
- Work with SEWRPC on regional plans and issues affecting Washington County.
- Provide professional planning expertise to local governments and recommend strategies and programs to promote responsible growth and development of the County and its communities.
- Assist other County departments and agencies on a variety of land use and planning related topics.
- Lead the County Site Redevelopment Program, working with the Local Government Coalition and State and Federal agencies to assess and redevelop suspected and known brownfield sites throughout the County.
- Achieve a sustainable Site Redevelopment Program.
- Serve as a repository of information and statistical data for demographic, economic, social and physical factors for County departments, local governments and the general public.



**Planning Programs (Planning & Parks Department)**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<b>Programs (projects or services):</b> Work with Parks and Highway to implement the County Bikeway and Trail Network Plan.				x	x	x	x	x	x	x	x	x	x		
Continue to update the County farmland preservation plan at least every 10 years to reflect the recommendations of the comprehensive plan, and as required in Chapter 99 of the <i>Wisconsin Statutes</i> .	x	x							x				x		
Continue participating with SERWPC in the update of regional plans.	x	x						x					x		x
After adoption of updated regional plans, incorporate relevant recommendations into County comprehensive plan amendments and other relevant County-level plans for consideration by County Board.	x	x	x	x	x	x	x	x							x
Continue to track local government comprehensive plan amendments for inclusion in County comprehensive plan amendments.	x	x	x	x	x	x	x	x							x
Continue to implement public engagement requirements in Chapter 66.1001(4) in the <i>Wisconsin Statutes</i> for comprehensive planning.	x	x	x	x	x	x	x	x							x
Continue to update the County comprehensive plan at least every 10 years as required in Chapter 66.1001 of the <i>Wisconsin Statutes</i> .	x	x	x	x	x	x	x	x							x
Continue to update and adopt the County park and open space plan every five years to maintain eligibility to receive available State and Federal grants.	x				x			x						x	x
Continue to promote boundary agreements between local governments as appropriate, providing professional planning and technical assistance.								x							x
Continue to assist in the development of the County Aquatic Invasive Species Plan.	x							x						x	
Continue to work with Parks Division, WDNR, non-profit conservation organizations (NCO), and local governments to implement recommendations in the park and open space plan and Parks Fiscal Sustainability Plan.	x				x			x			x				x
Continue to participate in on-going regional cooperative planning efforts such as the Mid-Kettle Moraine Partners Group.	x							x							x
Continue the project management and grant administration of the County Site Redevelopment Program and the US EPA Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields.	x	x						x					x	x	x

Table continued on next page.

**Planning (Continued)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b>                      Continue to work with the Site Redevelopment Program (SRP) Project Management Team and Coalition Partners to develop a SRP Financial Sustainability Strategy.</p>	x	x				x	x	x				x	x	x	
Continue to analyze statistical data regarding demographic, economic, social, and physical factors for County departments, local governments and the general public.	x	x	x	x	x	x	x	x							x
Continue to oversee all amendments to the County comprehensive plan as requested by the public or local governments.	x	x	x	x	x	x	x	x							x
Continue to assist in the update of the County Land and Water Resource Management Plan as required in Chapter 92.10 of the <i>Wisconsin Statutes</i> .	x							x	x						

## County Administration

### *Policies for County Administration*

- Identify and implement opportunities to consolidate or share services between Washington County and other counties.
- Encourage, and facilitate when requested, shared services between local governments.
- Continue active representation on the HOME Consortium Board, which receives an annual funding allocation from HUD to advance homeownership opportunities and programs for households.
- Support public libraries located in Washington County.
- Protect, maintain and manage the County's physical facility resources. Ensure that Washington County government facilities, including the Washington County Government Center, the Public Agency Center, Sheriff's Office, the County Vehicle Maintenance and Storage Facilities, and the Justice Center are adequate to enable County departments and agencies to operate effectively.
- Seek opportunities for collaboration and shared services with public and private partners to enhance the level of public services and increase efficiencies in Washington County.
- Encourage all levels of government and economic development organizations to work cooperatively with Economic Development Washington County (EDWC) and local economic development organizations.
- Support EDWC programs that fuel growth companies for the creation of quality jobs and economic prosperity countywide. Encourage and promote quality employment by ensuring ready access to a skilled, educated and work-ready workforce.
- Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing homes, assisted living facilities, and independent living centers for the elderly and people with disabilities.
- Continue participating in regional housing programs such as the Southern Housing Region Program and HOME Consortium.

**County Administration Programs**

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<b>Programs (projects or services):</b> Encourage the HOME Consortium to complete an analysis of impediments to fair housing as part of its consolidated plan prepared for HUD, which is required every five years for consortia receiving a HUD funding allocation.			x				x	x			x		x		
Continue to cooperate with the Monarch Library System to develop and implement the goals and objectives developed in the strategic plan prepared and updated periodically. Study processes and programs to determine areas of improvement and increased efficiencies.					x		x	x			x				x
Continue to assess Washington County facilities and prepare strategic plans for County government to prioritize short-term needs and projects.					x		x	x							x
Continue participating in the Southern Housing Region Program.		x						x			x				
Continue to prepare Capital Improvement Plans (CIP) to help identify major County projects, including land acquisition, equipment acquisition, transportation facility development and maintenance (including roadways and transit), building maintenance and development, and park projects; and associated funding. *(Implementation of other Elements)					<b>Not Applicable</b>			x			x	x	x	x	
Continue the annual County budget process to help ensure County departments and agencies have the personnel and resources required to perform the public services offered by Washington County. *(Implementation of other Elements)					<b>Not Applicable</b>			x			x	x	x	x	
Consider the use of Leadership in Energy and Environmental Design (LEED) Green Building standards and other energy efficient approaches when designing and constructing new County buildings.					x			x							x
Continue recycling programs in County buildings.	x				x			x							x
Continue to coordinate multi-jurisdictional meetings to discuss relevant issues or services to improve efficiencies in providing services.							x	x							x
Support Economic Development Washington County's strategic initiatives including funding and administering the County's Revolving Loan Fund.						x	x	x					x		
Monitor, provide input and participate in governmental affairs including development of State and Federal laws impacting Washington County policies.	x	x	x	x	x	x	x	x			x	x	x	x	
Develop and implement a 2030 Facilities Sustainability Plan.					x					x					x
Continue to work with UWM – WC in coordinating maintenance of their facilities.					x			x				x			x

## Economic Development

### *Policies for Economic Development Washington County (EDWC)*

- Support EDWC programs that fuel growth companies for the creation of quality jobs and economic prosperity countywide.
- Work with and support EDWC in executing a Targeted Business Development Program that (1) builds relationships and business opportunities among existing businesses, prospective businesses, developers and site selectors; (2) focuses on export industries representing driver potential for our County; (3) effectively leverages and enhances local and regional assets and (4) transforms into opportunity the disruption created by large manufacturing facilities being developed in Southeastern Wisconsin.
- Support EDWC's efforts to design and implement a consultative growth platform with business-to-business products and services geared to existing growth companies and "second stage" businesses (\$1-50 million in revenue and 10-100 employees).
- Nurture an "engine of growth" via a revolving loan fund scaled to be self-sustaining and capable of providing meaningful fixed-rate, low-interest incentive financing to businesses making significant CapEx investments, creating of new jobs, upskilling existing jobs, redeveloping underutilized sites and/or otherwise creating material positive community impact.
- Both quantitatively and qualitatively assess the economic and fiscal impacts of economic development growth projects in which the County participates through loans or other publicly funded incentives.
- Encourage Countywide and regional cooperation on economic development issues including business creation, retention, and expansion and the creation of a range of employment opportunities that improve and enhance the economic vitality of Washington County.
- Support conversion of underutilized and/or brownfield related properties into higher, better and more productive reuses through dedicated, sustained and high-performing site redevelopment programming.
- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.
- Promote convenient, flexible, and affordable transportation options within Washington County and between Washington County and neighboring counties.
- Partner with EDWC in offering unparalleled expertise in enhancing business performance through initiatives that help companies retain the talent required to win, maximize growth company leadership and transform organizational culture for "Industry 4.0".
- Promote a diverse portfolio of housing choices for people who wish to live and work in the County.
- Encourage cooperation between high schools, technical colleges and colleges and universities located in Washington County and the Region to develop educational programs that provide the County's labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.
- Promote commercial and industrial development in business/industrial parks and TIF Districts (TID).
- Promote commercial redevelopment in the downtown areas of cities, villages, and hamlets.

- Support appropriate physical infrastructure, such as roads, airports, freight railroads, public transit, sewer and water, utilities, and telecommunications facilities in an effort to attract and retain desirable businesses in the County.
- Promote boundary agreements between towns and cities and villages as a means to extend physical infrastructure, such as sanitary sewer, to areas identified for economic development by towns.

## Economic Development Programs

	Comprehensive Planning Elements						Implementation Timeframe			County Strategic Goals					
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b></p> <p>Work with EDWC and local governments to build an unbeatable platform for business growth and, in so doing, be recognized statewide as a top performing economic development practice.</p> <p>Grow the Impact Revolving Loan Fund to \$18,500,000 by 2022 and contract with EDWC to successfully incentivize businesses to make new capital investment in the countywide economy and create new jobs and/or up-skilling existing jobs.</p> <p>Actively continue to lead and collaboratively engage the Washington County Site Redevelopment Program with EDWC, which includes working with its other coalition communities to sustain the program well beyond the second USEPA Coalition Assessment Grant awarded to the county.</p> <p>Leverage technology to not just maintain an inventory of brownfield sites, but work with EDWC in using data and smart analytics to identify sites where public participation in their redevelopment has higher likelihood for success and the strongest ROI. Continue to emphasize brownfield remediation is more than identifying and mitigating risks, but rather a matter of effective site redevelopment with a focus on getting deals done and converting the select sites to higher and better use.</p> <p>Meaningfully engage and expect results from a regional approach to attracting businesses to the County and Region.</p> <p>Support EDWC in its work to not just market the competitive advantages of Washington County to growth companies inside and outside the County but also offer valuable expertise and competitive intelligence that supports their efforts and develop new market opportunities for growth and job creation.</p> <p>Support the EDWC in promoting Washington County to businesses considering expanding or relocating to Washington County.</p> <p>Work with EDWC and appropriate organizations to promote and utilize the PACE Lending Program to attract businesses that utilize sustainable economic development concepts such as the use of renewable energy sources; building and landscape designs that reduce the use of toxic chemicals, reduce the use of impervious building materials, and preserve open space, water quality, and natural features; and provide jobs that pay wages sufficient to meet the cost of living in Washington County.</p>						x	x	x					x	x	x

Table continued on next page.

**Economic Development (Continued)**

	Comprehensive Planning Elements							Implementation Timeframe			County Strategic Goals				
	ANCR	Land Use	Housing	Transportation	UCF	Economic Development	Intergovernmental Cooperation	Current and Ongoing	5-Year	Long-Term	Access	Mobility	Safe/Secure	Economic	Well-Governed
<p><b>Programs (projects or services):</b></p> <p>Utilize EDWC's impact assessment and analytical expertise and custom Impact Dashboard tool created by Impact DataSource to analyze the return on investment to the County and taxpayers of economic development projects.</p> <p>Continue to study altering or expanding various service components of the WCCE, focusing on providing service between Washington County and adjacent counties and expanding park-ride lots.</p> <p>Implement a "Choice Workplace Index" across a statistically significant number of companies countywide, tracking movement across this index over time.</p> <p>Plug Washington County into a seamless "pull" talent attraction and development effort.</p> <p>Invest in, diversify and deepen the County's portfolio of economic assets, tools, and capital for enhancing local capacity to accelerate business growth.</p> <p>Support EDWC programs that both address community needs and leverage community assets.</p> <p>Support EDWC programs to develop a thorough knowledge of businesses within the County and their needs.</p> <p>Study the use of Transportation Economic Assistance (TEA) funds, Federal Aviation Administration funds, Homeland Security funds and Freight Railroad Infrastructure Improvement Program funds for transportation projects and improvements that may help attract employers to Washington County or encourage existing businesses to remain and expand in the County.</p> <p>Work with appropriate entities to identify and promote value-added agriculture (for example, on-farm production of yogurt, cheese, and other dairy products).</p> <p>Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.</p> <p>Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.</p> <p>Encourage the preservation of historical resources that contribute to the heritage and economy of Washington County, but have not been recognized or designated by a Federal, State, or local unit of government.</p> <p>Work with the MPTC, UWM – Washington County and businesses to determine educational needs of potential employees to serve business demand.</p>				x	x	x	x	x					x	x	x



## **Recommendations for Local Governments**

Although the focus of the County comprehensive plan update is on the core services provided by the County, there are important aspects of various plan elements that are heavily influenced by the local governments located within the County. One of the primary reasons is because local governments have some land use regulatory authorities, such as general zoning, that the County does not have. General zoning authority allows local governments to have significant influence over development within the County, which, in turn, impacts planning considerations such as the location of new development, the amount of land that is converted from non-urban to urban uses, and the types of housing that are developed within the County. In addition, local governments are responsible for a significant amount of infrastructure within the County and a number of core services provided to County residents. The following programs are suggested for local government consideration. Some suggested programs may not be relevant to a local government, depending on the needs of the individual community.

### ***Agricultural, Natural and Cultural Resources Element***

- Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas.
- Encourage the protection, preservation, and appropriate use of the natural resource base.
- Encourage compact development within sewer service areas.
- Farmlands in planned sewer service areas should be encouraged to remain in agricultural use until public sewer and water services are extended to that parcel.
- Local governments should review and, if necessary, revise the local zoning ordinance to allow for produce stands on farms and bed-and-breakfast establishments on farms. Local governments may also provide incentives for activities such as produce stands and farmers markets through an expedited permitting process and reduced permitting fees.
- Discourage urban land uses in primary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites, floodplains, wetlands, and surface waters.
- Implement strategies regarding the protection and maintenance of woodlands, primary environmental corridors, exceptional water resources, site specific geologic features, and threatened and endangered species as identified in regional plans.
- Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect, maintain or enhance water quality and protect wetlands from pollution.
- Local governments should review their zoning ordinances and revise them to be consistent with natural resources protection recommendations outlined in the local comprehensive plan and the local land use plan map for 2050.
- Encourage local governments to limit the amount of salt used on town, village, and city streets to the minimum necessary to ensure safe driving conditions.
- Support the development of land use patterns, water supply infrastructure, including operational improvements, and water consumption methods to effectively meet the water supply needs of the County.
- Local governments should assist in the implementation of recommendations outlined in the regional water quality management plan update and the regional water supply plan in the community.
- Limit overflows from sewage treatment plants to within limits allowed by the Wisconsin Pollutant Discharge Elimination System (WPDES) Program.

- Local governments should consider partnering with the County, other government agencies, and the business community in implementing environmental health programs.
- Support the development of land use patterns and regulations to effectively meet the need for nonmetallic minerals in the County, while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents.
- Local government comprehensive plans and land use control ordinances should allow for the wise management of potential nonmetallic mineral resource areas to ensure an adequate supply of aggregate at a reasonable cost for new construction and maintenance of existing infrastructure. The local comprehensive plan should contain inventory maps identifying those areas with potentially marketable nonmetallic mineral resources.
- Local governments should consider amending their zoning ordinances to allow nonmetallic mining as a conditional use in agricultural districts, in addition to specific extractive districts. This would streamline the process for permitting extractive sites, yet still provide for local government review as part of the CUP process.
- Implement strategies regarding nonmetallic mining reclamation as recommended in the Washington County Land and Water Resource Management Plan.
- Preserve archaeological sites inventoried or identified through various surveys, studies, and reports. Encourage land use and development patterns that conserve land where archaeological features are located.
- Encourage the development and maintenance of facilities such as museums and research centers in the County.
- Local governments that adopt a historic preservation ordinance should also seek Certified Local Government status from the State Historic Preservation Officer (SHPO).
- Local governments should support the development, maintenance, and expansion of local historical society facilities and museums through expedited permitting and reduced permit fee programs. Local governments should also study methods to promote museums located in the community to tourists and support local historical societies.
- Local governments should support the development, maintenance, and expansion of cultural venues and cultural events in their communities. Local governments should also study methods to promote cultural venues and events located in the community to tourists and support local cultural organizations, perhaps by waiving permit review fees.

### ***Transportation Element***

- Local governments should support the implementation of the County Bikeway and Trail Network Plan by working with the County when they are repaving or reconstructing roads where the plan recommends bike accommodation.
- Development of alternative transportation options such as autonomous, rapid bus transit, etc.
- Support the development and continued improvements of the Hartford Municipal Airport and the West Bend Municipal Airport to keep pace with new technology and to meet the air transportation needs of County residents and businesses.
- Support the operation of airports located in Washington County through the promotion of compatible land uses to protect their function as a vital component of the County's transportation system.
- Support development and continued improvements to the County highway system.

### ***Utilities and Community Facilities Element***

- Local governments wishing to maintain a local park system should develop and/or update a local park and open space plan.
- Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.
- Local governments should work with the County, neighboring cities, towns, and villages, and other government agencies and service providers to ensure that public services are offered in the most efficient manner possible to meet the needs of all residents in the community.
- Local governments should work with their local school district, if requested, to help determine suitable sites for new school buildings and other facilities.
- Local governments should regularly refer to/utilize the recommendations contained in the Washington County Hazard Mitigation Plan when rebuilding after a disaster and/or when considering new development or redevelopment projects.
- Local governments should continue to develop and support their local Emergency Management (EM) Program and its functions. Those jurisdictions that do not have an EM Program, should consider establishing one.
- Local governments should consider broadband expansion in areas not adequately served.

### ***Land Use Element***

- Local government land use elements and land use plan maps should be designed to accommodate the projected growth in population, households, and employment for the community through the comprehensive plan design year.
- Local governments are encouraged to renew and redevelop older, underutilized urban areas that are in need of revitalization, and encourage infilling of undeveloped land within existing urban service areas, to accommodate additional urban growth before developing land on the outskirts of urban service areas.
- Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent practicable.
- Ensure planned land uses are adequately served by street and highway networks.
- Ensure an adequate amount of land is allocated for institutional and governmental services, such as governmental administration, safety, and assembly buildings; educational buildings and institutions; hospitals; cemeteries and parks and open spaces to efficiently serve County residents.
- Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Promote commercial and industrial development in business/industrial parks and tax incremental finance (TIF) Districts.
- Promote commercial redevelopment in the downtown areas of cities, villages, and in hamlets identified in town land use plans for urban development.
- Promote the remediation and reuse of environmentally contaminated sites for commercial and industrial uses, where feasible.

- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.

### ***Housing Element***

- In communities with sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of a full range of structure types and sizes, including single-family, two-family, and multifamily dwellings, at appropriate densities.
- In communities without sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of housing types and densities appropriate to the community.
- Seek to protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses and minimizing adverse impacts on the environment.
- Encourage local governments to accommodate higher density development in areas with appropriate urban services to encourage a diverse portfolio of housing options.
- Encourage local governments with major employers to develop inclusive zoning regulations and/or development policies to provide housing that is appropriately priced so people who work in the community can afford to live in the community.
- Develop, adopt and enforce model property maintenance regulations.
- Support the use of tax incremental financing TIF districts to encourage redevelopment of under-used and blighted areas for affordable housing.
- Communities should ensure that applications for new residential subdivisions, condominiums, and apartments include housing that will be affordable for workers in new jobs to be located in the community. Incentives such as a streamlined permitting process, density bonuses, reduced or waived application fees, and reduced impact fees for residential developments that include affordable units could be considered as ways to provide workforce housing.
- City, town, and village ordinances should allow for an appropriate range of housing structure types and lot and home sizes to accommodate affordable housing for households of all income levels in the community. Zoning districts allowing a full range of housing types and sizes should be established in each urban community, which may necessitate some revisions to current zoning ordinances.
- Local governments should consider amending their zoning and/or building codes to require basic accommodations for people with disabilities in multifamily buildings and/or in housing developments for seniors or people with disabilities.
- Support appropriate physical infrastructure, such as roads, airports, railroads, public transit, sewer and water, utilities, and telecommunications facilities in an effort to attract and retain desirable businesses in the County.

### ***Economic Development Element***

- Local governments should cooperate on economic development issues including business creation, retention, and expansion and the creation of a range of employment opportunities that improve and enhance the economic vitality of Washington County.
- Support the conversion of underutilized and/or brownfield related properties into higher, better and more productive reuses through dedicated, sustained and high-performing site redevelopment programming.

- Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure.
- Support a diverse portfolio of housing choices for people who wish to live and work in the County.
- Promote commercial and industrial development in business/industrial parks and TIF Districts (TID).
- Support appropriate physical infrastructure, such as roads, airports, freight railroads, public transit, sewer and water, utilities, and telecommunications facilities in an effort to attract and retain desirable businesses in the community.
- Consider pursuing boundary agreements with neighboring communities as a means of providing the physical infrastructure, such as sanitary sewer, required to support larger scale economic development.
- Study possible expedited permitting procedures for zoning, building, and other permits and reduced permitting fees to attract businesses that utilize sustainable development concepts.

### **Recommendations for County Partnering Organizations (help build a better stronger community)**

In addition to recommendations directed toward local governments within the County, there are a number of programs that are suggested for consideration by other partnering agencies or organizations whose primary function or mission is directly related to the program. The partnering agency or organization and applicable Washington County departments are identified following each program. The County Board and/or County Administrator should determine the specific partnering County department responsible for implementing a program identified generically as a "Washington County" responsibility.

- Encourage a variety of farming operations that are sustainable and benefit the economy in Washington County. (Washington County, UW-Extension, Economic Development Washington County, Natural Resources Conservation Service)
- Encourage farming by younger age groups and establish a beginner farmer program to recruit and train the next generation of farmers. (UW-Extension, Washington County)
- Encourage the protection of primary environmental corridors, natural areas, critical species habitat sites and high-quality open space lands through public and non-profit conservation organization (NCO) fee simple purchase or purchase of conservation easements. Encourage land owners to collaborate with NCOs in their effort to conserve land. (Planning and Parks Department, Nonprofit Conservation Organizations)
- Preserve historic structures and sites that have been listed on the National or State Registers of Historic Places. (Washington County Historical Society)
- Actively encourage the preservation of local landmarks. (Washington County Historical Society)
- Encourage the preservation of historical resources that contribute to the heritage and economy of Washington County, but have not been recognized or designated by a Federal, State, or local unit of government. (Washington County Historical Society)
- Preserve archaeological sites inventoried or identified through various surveys, studies, and reports. (Planning and Parks Department, Washington County Historical Society)
- Encourage the development and maintenance of facilities such as museums and research centers in the County. (Washington County, Washington County Historical Society)

- Support efforts of cultural organizations to staff, fund, and promote cultural venues and events in the County. (Washington County, Washington County Historical Society, Washington County Convention and Visitors Bureau, Chambers of Commerce)
- The Washington County Historical Society should continue to develop and distribute educational materials to local historical societies and the public regarding agencies, such as the State Historical Society Office of Local History, and funding sources that may support the work and facilities of local historical societies in Washington County. (Washington County Historical Society)
- Promote awareness of HUD vacancy rate guidelines among local government elected officials and staff. (Planning and Parks Department, Southeastern Wisconsin Regional Planning Commission)
- Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards. (Washington County, Area Housing Authorities, HOME Consortium, Southern Housing Region)
- Provide technical assistance to communities seeking to provide conservation-based and other innovative forms of affordable housing. (Washington County, Southeastern Wisconsin Regional Planning Commission)
- Promote Federal, State, and County government housing programs that have the potential to increase the availability of lower-cost housing and rehabilitation within the County. (Washington County, Area Housing Authorities, HOME Consortium)
- Maintain and enhance the high-quality educational systems in Washington County. (School Districts, UW-Extension, MPTC, UWM-Washington County)
- Maintain and enhance the high level of health care services in Washington County. (Aging and Disability Resource Center, Washington Ozaukee Public Health Department, Human Services Department, Veterans Services Office)
- Encourage all levels of government and economic development organizations to work cooperatively with EDWC and local economic development organizations. (Washington County, Economic Development Washington County, West Bend Economic Development Corporation, Hartford Area Development Corporation)



Credit: Washington County

## 13.1 INTRODUCTION

The Implementation Element is the last of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(i) of the *Statutes* requires that this element include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the preceding elements. The *Statute* also requires this element to:

- Identify proposed changes to applicable zoning ordinances, subdivision ordinances, and official maps.
- Describe how each of the other eight elements of the comprehensive plan will be integrated and made consistent with other elements of the plan.
- Include a mechanism to measure the County's progress towards achieving the recommendations of the plan.
- Include a process for amending and updating the plan. The *Statutes* require that a comprehensive plan be updated no less than once every 10 years.

Section 66.1001(4) of the *Statutes* sets forth the required procedure for adoption or amendment of a comprehensive plan, which includes:

- Adoption of a written public participation plan designed to foster public participation in the development of a comprehensive plan or a plan amendment.
- Approval of a recommended plan by a resolution approved by a majority of the full membership of the plan commission (for city, village, and town plans) or the appropriate committee of the County Board (for county plans). The Land Use and Planning Committee of the Washington County Board oversees land use planning activities in Washington County.

- Distribution of the draft plan for review and comment to:<sup>105</sup>
  - Every governmental body located in whole or in part within the County
  - The clerk of all adjacent County and local governments
  - The Wisconsin Department of Administration
  - SEWRPC
  - All public libraries in the County
  - The parties listed above must also be provided with a copy of the adopted comprehensive plan
- Adoption of the plan by an ordinance adopted by a majority of the full membership of the County Board. Adoption of the plan by the County Board must be preceded by at least one public hearing. A Class 1 notice of the hearing must be published at least 30 days before the hearing. Written notice must also be provided to people who have applied for or been issued a permit for a nonmetallic mining reclamation plan, registered a nonmetallic mining site under Chapter NR 135 of the *Wisconsin Administrative Code*, or to owners or leaseholders of lands with nonmetallic resources who have requested notice of the hearing in writing. Other property owners who submitted a written request must also be notified of the hearing. The County is required to maintain a list of people who submit a request to receive notice of plan amendments affecting the allowable use of their property and to inform other property owners in the County on an annual basis that they can be added to this list.

## 13.2 PLAN REVIEW AND ADOPTION

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. Accordingly, a public informational meeting for the County comprehensive plan update was held on January 23, 2019. A public hearing was held before the Land Use and Planning Committee on February 25, 2019. The County provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. On February 25, 2019, the Land Use and Planning Committee recommended adoption of the plan to the County Board. The resolution recommending County Board adoption of the plan is included in Appendix I.

An important step in plan implementation is the formal adoption of the recommended plan by the County Board. Upon such adoption, the plan becomes the official guide to be used by County officials and staff in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as shoreland/floodplain zoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions that are consistent with the plan should be approved. The Washington County Board adopted this comprehensive plan on April 10, 2019. A copy of the adopting ordinance is included in Appendix J.

A public participation plan for development of the first edition of this comprehensive plan was prepared in 2004, and adopted by the County Board on September 14, 2004. A summary of the public participation plan is included in Appendix A of the first edition. A public participation plan (PPP) for comprehensive plan amendments and updates was adopted by the County Board on January 12, 2010. The PPP for plan amendments is discussed further in Chapter 1 and presented in Appendix A.

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<sup>105</sup> *The Wisconsin Department of Administration has stated that both draft and adopted plan reports may be distributed in digital format, provided a paper copy of the report is available for review at each public library in the County and at the County Public Agency Center.*



### 13.3 PLAN AMENDMENT PROCEDURE

Although the land use plan map (Map 12.1) is often the focal point of comprehensive plans, plan amendments may include changes to the text or any of the maps included in this report. Text amendments may include:

- Changing, adding, or modifying a goal, objective, policy, or program in response to changing conditions or new information.
- Adding or changing the land use plan categories in the Land Use Element to provide for a category of development that is not incorporated into the current set of categories.
- Updating inventory information.

In addition to text amendments, the land use plan map may be amended to change the designation, and therefore the allowable uses, on a parcel, or parcels, of land. Other maps in the plan may be amended or updated to reflect updated information, such as updated floodplain mapping or inventories of natural resources or community facilities.

#### Procedure for Amending the Comprehensive Plan

A plan amendment may be initiated by the County Board, a County Board committee, a City Common Council, a Village Board, or a Town Board. Because primary authority for regulating land use development in Washington County outside shoreland areas rests with cities, villages, and towns through implementation of local zoning ordinances, land owners wishing to amend the County land use plan designation for their property must request that the common council or village or town board submit the amendment request to the County. The proposed amendment may also require an amendment to the city, village, or town comprehensive plan. The mayor, village president, or town chair should submit a written request to amend the County plan to the Washington County Department of Planning and Parks, together with a copy of the local ordinance approving the plan amendment.

Because Section 59.69 of the *Statutes* requires that city and village plans for areas within city or village boundaries be incorporated into the county plan without change, plan amendments requested by a city or village that affect only the area within the city or village will be automatically incorporated into the County plan without a formal approval process by the Land Use and Planning Committee. County Planning and Parks Department staff will include a list of plan amendments requested by cities and villages in the implementation report described in Section 13.7.

The State comprehensive planning law requires that the County use the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan when amending or updating the plan. The following procedure will be used to review amendments requested by a Town or initiated by the County Board or a County Board committee per the PPP for plan amendments.

1. An application for a plan amendment will be submitted to the Planning and Parks Department. The Planning and Parks Department will review the proposed amendment and prepare a written recommendation for review by the Land Use and Planning Committee.
2. If the proposed amendment is a change to a town land use plan map, the Department will provide a copy of the proposed amendment to SEWRPC for a review and recommendation regarding whether the proposed amendment is in substantial agreement with the regional land use plan, in accordance with County Board 2004 Resolution 35. SEWRPC will provide its recommendation to the Planning and Parks Department for attachment to the staff report to the Land Use and Planning Committee.
3. The Planning and Parks Department will send a copy of the proposed plan amendment and its staff report to all adjacent local governments and the other parties listed in Section 66.1001 (4)(b) of the *Statutes*, and to nonmetallic mine operators and other people listed in Section 66.1001 (4)(e) of the *Statutes*. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.

4. The Land Use and Planning Committee will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes*. The Land Use and Planning Committee may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.
5. The Land Use and Planning Committee will review the Department's recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent Committee meeting, the Committee will make a recommendation to the County Board in the form of a resolution approved by a majority vote of the full membership of the Committee.
6. The County Board will consider the proposed amendment, together with supporting information and the recommendation of the Land Use and Planning Committee, and approve or deny an ordinance adopting the plan amendment. In accordance with Section 66.1001(4)(c) of the *Statutes*, adoption must be by a majority vote of all the members-elect.
7. Following County Board action, the Planning and Parks Department will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b) and (e) of the *Statutes*.
8. The Planning and Parks Department staff will update the digital version of the County land use plan map annually, and post the map on the County website.
9. The Planning and Parks Department staff will work cooperatively with local governments to obtain amendments to local plans to ensure that the County has current local plan information.

#### **13.4 RECOMMENDED PROGRAMS**

As previously noted, the comprehensive planning law requires the Implementation Element to include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the Recommendations Element (Chapter 12). An implementation timeframe has been identified for plan programs, as set forth in the Recommendations Element, to meet this requirement. The timeframe for implementation may be current, five-year, or long-term. Many recommended programs should be conducted on an on-going (continuous) or a periodic basis (for example, plans such as the Land and Water Resource Management Plan should be updated every five years). Any new programs recommended in this plan update must be individually reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors through the annual budget process prior to implementation.

#### **13.5 CONSISTENCY BETWEEN THE COUNTY COMPREHENSIVE PLAN AND COUNTY ORDINANCES**

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*

In 2010, the Wisconsin Legislature amended the comprehensive planning law to include the following definition: “Consistent with” means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan” (Section 66.1001 (am)).

Washington County has adopted a land division ordinance (Chapter 24 of the *Washington County Code of Ordinances*) under Section 236.45 of the *Statutes*, and a shoreland, wetland, and floodplain zoning ordinance (Chapter 23 of the *Washington County Code of Ordinances*) under Section 59.692 of the *Statutes*. Certain programs in the plan will likely require amendments to these ordinances to achieve consistency between the plan and the ordinances. Other programs affecting these ordinances are also identified.

- The following programs will likely require amendments to the land division or shoreland, wetland, and floodplain ordinances to implement. Washington County officials and staff should carefully review existing ordinance language and ordinance administration policies, and draft appropriate ordinance amendments:
  - **Program:** Continue to update the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance as needed to maintain eligibility to participate in the National Flood Insurance Program
  - **Program:** Continue to review and update related *County Ordinances* based on current case law and public engagement
- The following programs recommend continued enforcement of the County land division or shoreland, wetland, and floodplain ordinances (no changes needed to existing ordinances):
  - **Program:** Continue to enforce the County subdivision and shoreland zoning ordinances to direct development away from areas that are covered by soils with severe limitations for the use concerned
  - **Program:** Continue to enforce requirements in the County land division ordinance (Chapter 24 of the *County Code of Ordinances*) relating to adequate wastewater disposal for new homes
  - **Program:** Continue to enforce requirements relating to land suitability and layout through administration of the County land division ordinance
  - **Program:** Continue to enforce requirements relating to development in floodplains through administration of the County shoreland, wetland, and floodplain ordinance (Chapter 23 of the *County Code of Ordinances*) to help protect County residents from flooding hazards
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance

## 13.6 CONSISTENCY AMONG PLAN ELEMENTS

The comprehensive planning law requires that the Implementation Element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan.” All elements of this comprehensive plan were prepared simultaneously by County and SEWRPC staff with great care given to ensure internal consistency among the various elements. All element chapters were reviewed by the Multi-Jurisdictional Comprehensive Planning Advisory Committee. There are no known inconsistencies among plan elements.

## 13.7 PROGRESS IN IMPLEMENTING THE PLAN

### Report on Plan Implementation

The Washington County Planning and Parks Department will prepare a report every five years for the Land Use and Planning Committee and County Board reporting on plan implementation activities and progress in implementing the plan during the previous five years. The report will summarize how the comprehensive plan was used to direct policy decisions by County officials and staff and whether circumstances have changed that have necessitated amendments to the plan. Planning and Parks Department staff should consult with

other County departments to obtain input regarding how their activities relate to the recommendations of the County plan.

To obtain such input from other County departments, it is also recommended that the Planning and Parks Department convene a meeting of the Technical Workgroup (TW) to obtain and incorporate input from other County departments and appropriate County liaison committees into the report.

The report should include the following information:

- Use of the Plan to Guide County Activities
- Amendments Made to the Plan
- Use of the Comprehensive Planning Dispute Resolution Procedure
- Recommendations for Changes to Plan Goals, Objectives, Policies, and Programs or other information in the plan that are not serving their intended purpose

Any changes or updates should follow the formal process for plan amendments.

#### **Maintenance of Inventory Data**

The Planning and Parks Department will post and maintain the inventory data compiled as part of the comprehensive planning process on the County website in an accessible format. County staff, in cooperation with SEWRPC where appropriate, will update inventory data on a periodic basis.

#### **Comprehensive Update of the Plan**

At least once every ten years, the plan should be reviewed and updated using a formal process, under the guidance of the Multi-Jurisdictional Comprehensive Planning Advisory Committee (MJAC).

# SUMMARY 14



Credit: Washington County

## 14.1 A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2050

The Executive Summary was prepared by the Planning Division of the Washington County Planning and Parks Department. The Summary provides key information from each of the other 13 chapters of the Multi-Jurisdictional Comprehensive Plan for Washington County: 2050, including committee structure, inventory data, and recommendations. The Multi-Jurisdictional Comprehensive Plan for Washington County: 2050 was prepared by the Southeastern Wisconsin Regional Planning Commission and the Planning Division of Washington County Planning and Parks Department.

The County's comprehensive planning effort was coordinated through the Washington County Land Use and Planning Committee of the County Board of Supervisors. The Land Use and Planning Committee provided oversight of the County planning effort and approved the comprehensive plan on February 25, 2019, and the County Board adopted the plan on April 10, 2019.

### Land Use and Planning Committee Members

Jeffrey Schleif, *Chairperson*  
Joseph Gonnering, *Vice-Chairperson*  
Brian Gallitz, *Secretary*  
Roger Kist  
Keith Stephan  
Larry Strupp\*  
\*Citizen Member



**WASHINGTON**  
EST **COUNTY** 1836  
WISCONSIN

### **Multi-Jurisdictional Advisory Committee Members**

Donald Kriefall, *Chair*, Washington County Board of Supervisors, Chairperson  
Marcy Bishop, *Vice-Chair*, Washington County Board of Supervisors  
Robert Bingen, Town of Addison  
John Capelle, Ozaukee Washington Land Trust  
Katrina Hanson, Real Estate Citizen Member  
Matt Heiser, Village of Kewaskum  
Paul Huettl, Town of Jackson  
Dave Johnson, Non-Metallic Mining Industry Representative  
Dennis Kay, Town of Trenton  
Tammy Kennedy, Town of Erin  
Paul Metz, Town of Germantown  
Peter Muth, Farm Bureau  
Sandy Pasbrig, Town of Kewaskum  
Mike Saman, Town of Wayne  
Albert Schulteis, Town of Polk  
Jenny Strohmeyer, Village of Newburg  
Maurice Strupp, Town of Hartford  
Christian Tscheschlok, Economic Development Washington County  
Roger Walsh, Big Cedar Lake Protection and Rehabilitation District  
John Walther, Village of Jackson  
Justin P. Webb, Attorney at Law Citizen Member  
Steve Wendelborn, Town of Barton  
Duane Wollner, Town of Farmington

### **Multi-Jurisdictional Advisory Committee Alternate Members**

Gary Karnitz, Town of Addison  
Ron Hefter, Town of Addison  
Ray Werhand, Town of Trenton  
Richard Bertram, Town of Barton  
Robert, Roecker, Town of Polk  
Rick Goeckner, Village of Newburg  
Ray Heidtke, Town of Jackson

### **Technical Workgroup Members**

Debora Sielski, *Project Manager*, Deputy Director Planning and Parks  
Tammy Anderson, ADRC Director  
Phil Gaudet, Land Resources Manager  
Joshua Glass, Project and Transit Manager  
Eric Hyde, Parks and Trails Manager  
Jamie Ludovic, Central Services Director  
Rob Schmid, Emergency Management Coordinator  
Scott Schmidt, Highway Commissioner  
Martin Schulteis, Sheriff  
Paul Sebo, County Conservationist  
Joe Steier, Land Use and Planning Analyst  
Sydney Swan, Planning and Parks Analyst  
Tyler Betry, Planning and Parks Analyst  
Amanda Wisht, Public Health

### **Southeastern Wisconsin Regional Planning Commission**

Benjamin McKay, Deputy Director  
Christopher Parisey, Senior Planner  
Rochelle Brien, Senior Planner  
Laurie Miller, Senior Planner  
Megan Deau, Graphic Designer  
Timothy Gorseger, GIS Specialist  
Richard Wazny, Print Shop Supervisor  
Nancy Anderson, Former Chief Community Assistance Planner

## 14.2 WHAT IS A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2050?

On April 15, 2008, the Washington County Board of Supervisors adopted A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035. Three amendments to the comprehensive plan were made in 2013 and 2014.

Section 66.1001(2)(i) of the State’s comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years. Plan updates are considered Plan amendments. Washington County entered into a contract with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 2016 to assist the County in updating the Multi-Jurisdictional Plan adopted by the County Board in 2008.

### How was the Plan Created?

The preparation of this Plan update was coordinated through the Washington County Land Use and Planning Committee of the County Board. The Land Use and Planning Committee provided oversight of the County planning effort and approved the updated Comprehensive Plan for consideration for adoption by the full County Board.

A Multi-Jurisdictional Comprehensive Plan Advisory Committee was established to guide preparation of this Plan update. The Advisory Committee is comprised of one representative from each local government partner, two members of the County Board, interest group representatives, and one citizen member.



A Technical Workgroup was formed to assist in the development of the original multi-jurisdictional comprehensive plan, and has continued to meet periodically to monitor implementation and to review amendments to the plan. The Workgroup is comprised of staff from several County departments.

The following local governments participated in the update of the County plan and served on the Advisory Committee that guided the plan update:

- Town of Addison
- Town of Barton
- Town of Erin
- Town of Farmington
- Town of Germantown
- Town of Hartford
- Town of Jackson
- Town of Kewaskum
- Town of Polk
- Town of Trenton
- Town of Wayne
- Village of Kewaskum
- Village of Newburg
- Village of Jackson



### 14.3 DEMOGRAPHICS

This Chapter includes information on the size, characteristics, and distribution of population, household, and employment levels in the County to assist in preparing projections that will anticipate changes in these factors over time, which is essential to the comprehensive planning process.

#### Population

2010:

- Washington County Population: 131,887

2050:

- The population is expected to increase 37% to 180,500

#### Age

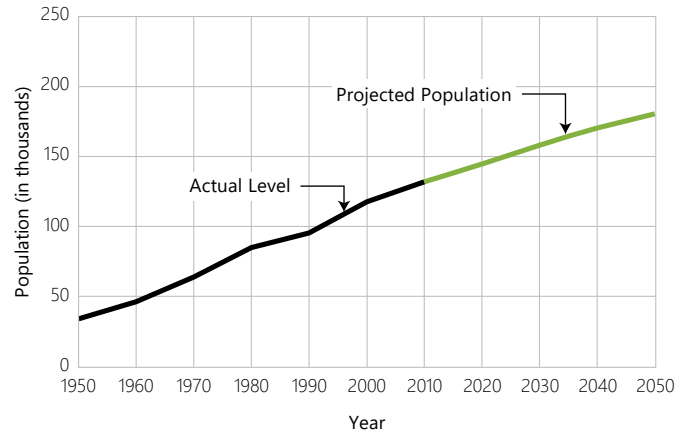
2010:

- About 27% of the population was under the age of 20; 60% was 20 through 64; and 14% was age 65 and over

2050:

- The over 65 age category is expected to increase from 14% to 26% of the total population

**Actual and Projected Population in Washington County: 1950-2050**



#### Education

- 93% of residents at least 25 years of age have attained a high school or higher level of education
- 62% attended some college or earned an associate, bachelor or graduate degree



#### Households

2010:

- 51,605 households
- Average size of a household was 2.53 persons
- Median household income was \$67,650

2050:

- 74,300 projected households
- Estimated average household size is 2.39 persons

#### Employment

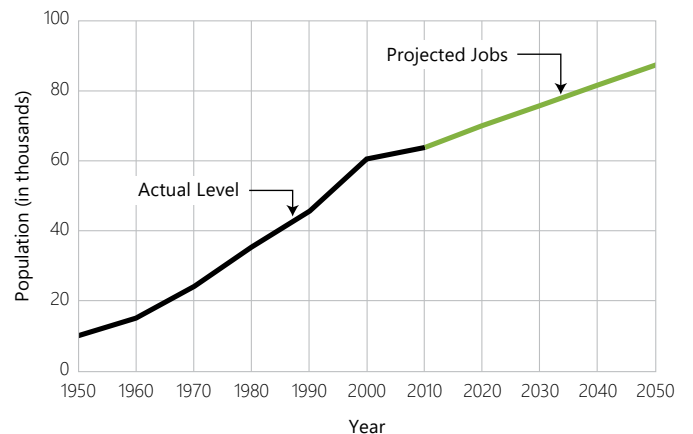
2010-2014:

- 71,182 employed residents in the County
- 35% of the County workforce were employed in management, business, science and arts occupations
- 49% of residents work within the County
- 68,500 jobs located in the County

2050:

- Jobs in the County are projected to increase by 23,506 or 37%
- Jobs in finance, insurance and real estate, industrial and retail jobs are expected to increase
- Transportation and utility, government and agricultural and natural resource related jobs are expected to remain the same or decrease

**Actual and Projected Number of Jobs in Washington County: 1950-2050**





## 14.4 AGRICULTURE, NATURAL AND CULTURAL RESOURCES ELEMENT

The conservation and wise use of agricultural and natural resources and the preservation of cultural resources are fundamental to achieving strong and stable physical and economic development as well as maintaining community identity. The Comprehensive Plan recognizes that agricultural, natural, and cultural resources are limited and very difficult or impossible to replace if damaged or destroyed. Information on the characteristics and location of agricultural, natural, and cultural resources in the County is needed to help properly locate future land uses. This information is necessary to avoid serious environmental problems and to ensure natural resources are protected. This element includes information regarding soil types, existing farmland, farming operations, topography and geology, nonmetallic mining resources, water resources, woodland resources, natural areas and critical species habitats, primary environmental corridors, isolated natural resources, park and open space sites, and cultural (historical and archaeological) resources.

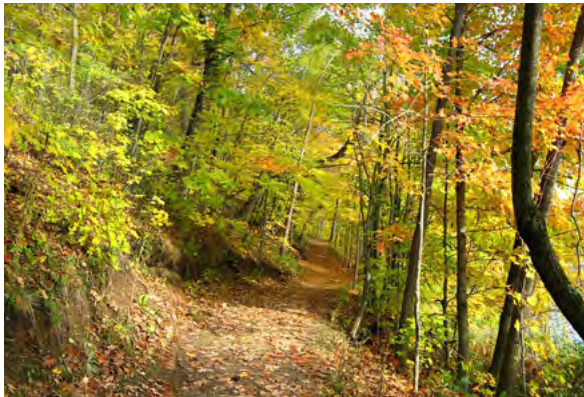


### Soil and Agriculture Resources

- 119,134 acres or 43% of the County in agricultural use
- Cultivated lands account for 84% of agricultural land

### Natural Resources

- Glacial deposits cover nearly the entire County
- Sites of geological importance in the County include: two of statewide significance, four of Countywide or regional significance, six of local significance
- Four watershed features (Milwaukee River, Rock River, Fox River and Menomonee River)
- 13 major lakes
- 46,640 acres of wetlands
- 26,000 acres of woodlands
- 311 sites enrolled in the Managed Forest Land (MFL) Program



### Primary Environmental Corridors

Primary environmental corridors include a wide variety of the most important natural resources that are at least 400 acres in size, two miles long, and 200 feet wide. In Washington County, primary environmental corridors are located along the Milwaukee River and other major streams, around major lakes, in large wetland areas such as the Jackson and Theresa Marshes, and in the Kettle Moraine.

- 63,282 acres of primary environmental corridors

### Isolated Natural Areas

Isolated natural resource areas are a concentration of natural resource features, encompassing between five and 100 acres but not large enough to meet the size or length criteria for primary environmental corridors. These areas include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat.

- 7,476 acres of isolated natural areas





Preserving primary environmental corridors and isolated natural resource areas can help reduce flood flows, reduce noise pollution, and maintain air and water quality. Primary environmental corridors are important to the movement of wildlife and for the movement and dispersal of seeds for a variety of plant species.

### Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement.

- 95 natural areas making up 16,906 acres

### Critical Species Habitat

Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species.

- 20 critical species habitat sites making up 1,035 acres
- 60 aquatic sites



### Cultural Resources

- 27 historic sites and districts listed on the National Register of Historic Places and the State Register of Historic Places (20 historic buildings or structures, five historic districts, one historic site)
- Seven Wisconsin State Historical Markers
- 35 Washington County Landmarks
- 425 known prehistoric and historic archaeological sites listed in the State Historical Society's Archaeological Sites Inventory
- Four Native American mound groups located within the County

### 14.5 LAND USE ELEMENT

The Land Use Element presents an inventory of historical and existing land uses and an analysis of land use conditions and trends to help guide future development and redevelopment of public and private property.

The existing land use in Washington County is based on the SEWRPC land use inventory conducted in 2015. Aerial photographs serve as the primary basis for identifying existing land uses, augmented by field surveys as appropriate. The most recent land use inventory was based on digital ortho (aerial) photography taken in the spring of 2015.

#### Urban Land Uses in 2015

Urban land uses consist of residential; commercial; industrial; governmental and institutional; and transportation, communication, utility, and intensive recreational uses.

Urban land uses encompassed about 59,338 acres, amounting to about 21% of the County in 2015.



**Residential:** comprised the largest urban land use category in the County, encompassing 30,812 acres, amounting to about 54% of all urban land or about 11% of the County in 2015.



**Commercial:** encompassed about 1,834 acres, amounting to about 3% of all urban land or less than 1% of the County in 2015.

**Industrial:** encompassed about 2,053 acres, amounting to about 4% of all urban land or less than 1% of the County in 2015.



**Transportation, Utilities, and Communications Facilities:** comprised the second largest urban land use category in 2015. These uses encompassed about 16,894 acres, amounting to about 29% of all urban land or about 6% of the County. Streets and highways encompassed about 15,577 acres, or about 6% of the County, and railroad right-of-ways encompassed about 738 acres, or less than 1% of the County.

**Government and Institutional:** encompassed about 1,852 acres, amounting to about 3% of all urban land or less than 1% of the County in 2015.

**Intensively Used Recreational Land:** encompassed about 4,057 acres, amounting to about 7% of all urban land or almost 2% of the County in 2015.

## Nonurban Land Uses in 2015

Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites; and unused and other open lands.

Nonurban land uses encompassed about 219,419 acres, amounting to about 79% of the County in 2015.



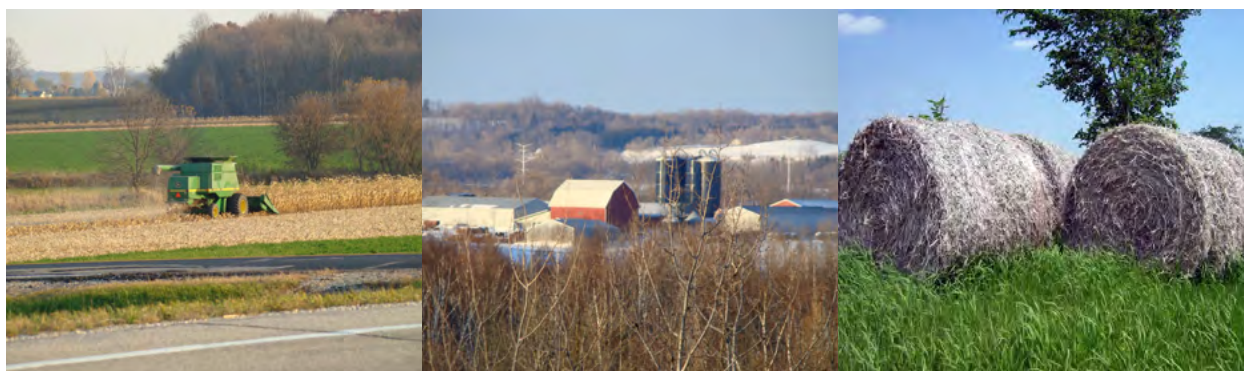
**Agriculture:** encompassed 119,134 acres amounting to about 54% of nonurban land uses or about 43% of the County. Agriculture was the predominant land use in the County in 2015.

**Natural Resource Areas:** consisting of surface water, wetlands, and woodlands combined to encompass 78,062 acres, amounting to about 36% of nonurban land uses or about 28% of the County in 2015.



**Extractive Sites:** encompassed about 1,518 acres, or less than 1% of the County in 2015. There were nine operational nonmetallic mining sites in the County in 2015.

**Unused and Other Open Lands:** encompassed about 20,705 acres, amounting to about 9% of nonurban land or about 7% of the County in 2015. Unused and other open lands in nonurban areas include lands in rural areas that are not utilized for agricultural purposes and do not encompass wetlands, woodlands, or water.



## 14.6 HOUSING ELEMENT

The Housing Element includes information about the existing housing stock, including age, structural condition, value, and occupancy characteristics that, along with the housing demand inventory data presented in the demographics chapter, is used to analyze future housing needs for residents of the County and participating local governments.

### Total Housing Units

- 54,740 total housing units
- 74% of units were owner-occupied

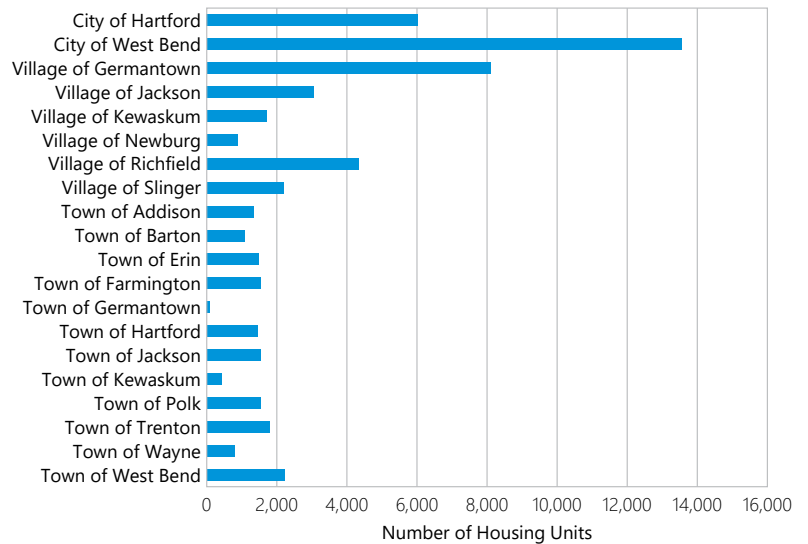
### Vacancy Rates

- 1.8% vacancy rate for owner-occupied units
- 7.2% vacancy rate for rental units

### Structure Type and Year Built

- Average year built for a home is 1980
- More than 77% of housing units were in single-family structures

Number of Housing Units in Washington County: 2010



### Median Sale Price of Housing Units

- In 2017, a combined total of 2,135 single-family, two-family, and condominium units were sold with a median sale price of \$215,900

### Monthly Cost of Housing Units

- The median value for owner-occupied housing units was \$217,900
- The median monthly housing cost for homeowners with a mortgage was \$1,646
- The median monthly cost for rental housing was \$833
- The minimum annual household income needed to afford a median priced home in Washington County was \$71,532
- About 30% of households spent over 30% of their monthly income on housing costs

### Housing Programs Available in Washington County

- There are over 20 government sponsored housing programs offered within Washington County that have the potential for increasing the availability of lower-cost housing and rehabilitation
- Over 1,200 subsidized and tax credit housing units in Washington County

## 14.7 TRANSPORTATION ELEMENT

The Transportation Element provides information on highway, transit, and other transportation facilities and services provided by Washington County. It includes a review of the transportation component of VISION 2050, Year 2035 County Jurisdictional Highway System Plan, public transit system, bike and pedestrian facilities, transportation system management, travel demand management, air transportation and interregional transportation. It should be noted that the Washington County Board of Supervisors voted to adopt the Washington County 2050 Transportation Network Sustainability Plan in February 2018. The primary goal of this plan, which is consistent with the County's Strategic Plan, is to determine the level of funding necessary to maintain reliable infrastructure to provide effective mobility. The guiding principle of the plan is to effectively plan for a reliable, well maintained, and accessible transportation network that meets the current and future growth needs of the County.

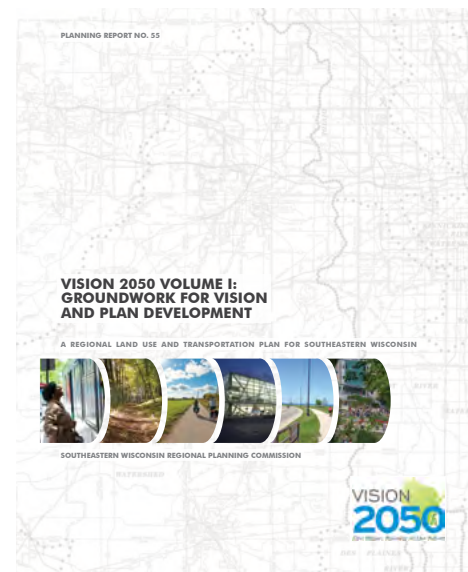


### Streets and Highways

- 1,537 miles of streets and highways in Washington County, including about 277 miles of arterial streets and highways

### Community Public Transportation

- Six park-ride facilities (three served by existing public transit)
- Washington County Commuter Express Bus System includes two express bus routes between Milwaukee County and Washington County locations
- Three shared-ride taxi services (Washington County, City of West Bend, City of Hartford)



### Bicycle Facilities

- 106 miles of bicycle facilities
- The 24 mile Eisenbahn State Trail is the longest bicycle facility in the County (12 miles in Washington County and 12 miles in Fond du Lac County)
- There are five miles of off-street and one mile of on-street bicycle facilities within the City of West Bend
- The Pike Lake Trail bicycle facility extends about four miles from Hartford to Kettle Moraine State Forest

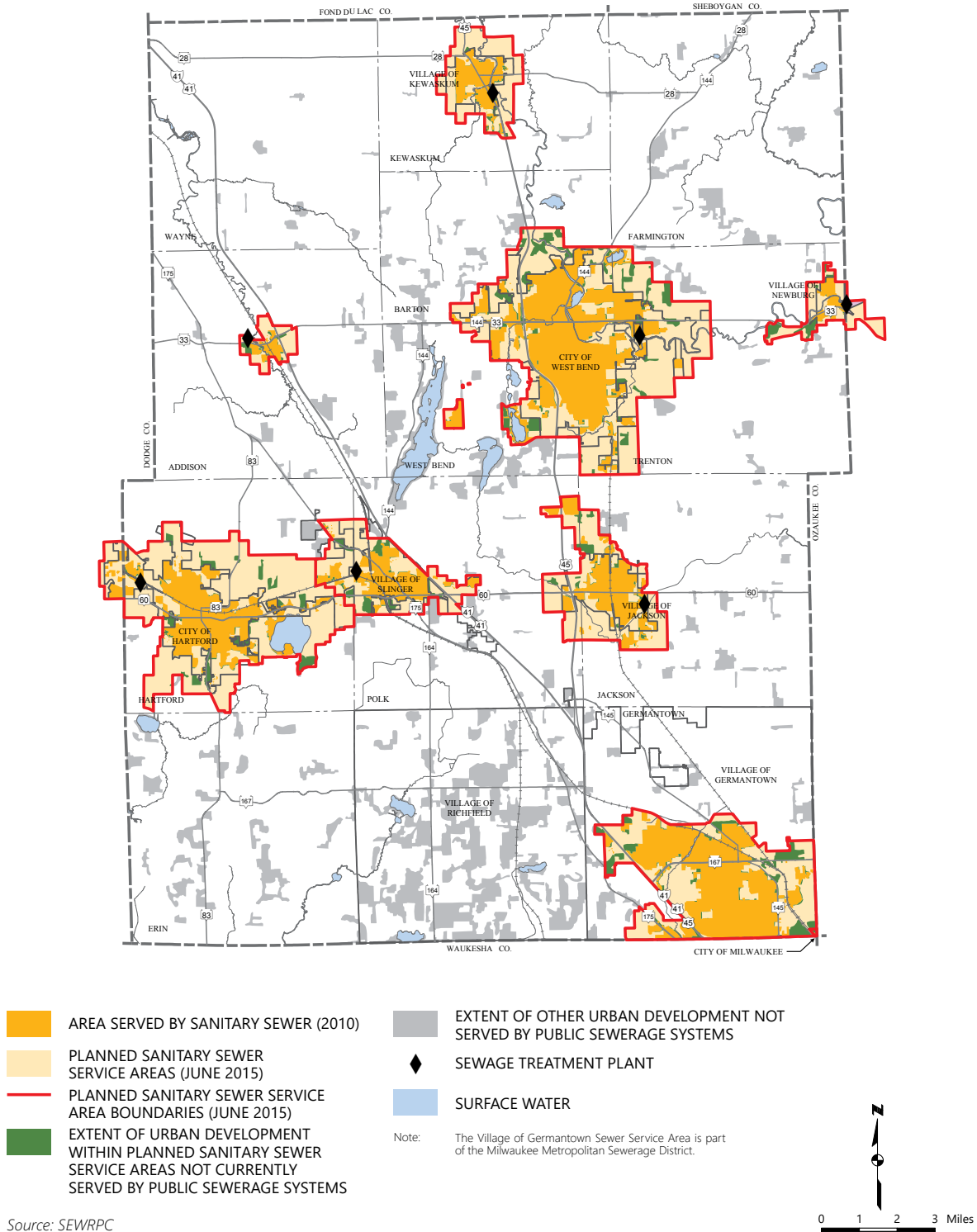
### Other Transportation Facilities and Services

- Two public-use airports and two private-use airports
- Three rail corridors

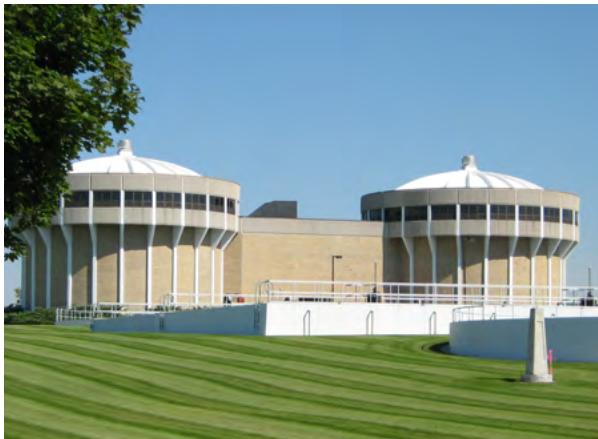
## 14.8 UTILITIES AND COMMUNITY FACILITIES ELEMENT

The Utilities and Community Facilities Element provides a summary of the services and facilities provided in the County. The chapter inventories sanitary sewer and water supply services, stormwater management facilities, private utilities, solid waste management facilities, healthcare facilities, government and public institutional centers, police services, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, and assisted-living facilities.

### Planned Sanitary Sewer Service Areas and Areas Served by Sewer in Washington County



Source: SEWRPC



### Sewer Service Areas

- About 7% of the County, or 18,594 acres, were served by public sanitary sewers in 2010
- An estimated 84,500 residents, or about 64% of Washington County residents, were served by public sanitary sewers in 2010
- About 18% of the County, or 49,784 acres, were within existing planned sanitary sewer service areas in 2015

### Water Supply

2010:

- The total estimated water usage in Washington County was 12.86 million gallons per day (mgd)
- Residential land uses consume the most water per day at 5.87 mgd
- 61% of County residents were served by public water utilities

2035:

- The area served by municipal water supply systems is expected to increase by about 52%, from about 27 square miles to 41 square miles
- It is estimated that about 72% of County residents will be served by a municipal water utility



Water utilities in the County draw their water supply from either deep or shallow aquifer systems or both. Groundwater availability is dependent almost entirely from precipitation.

- Precipitation brings an average of 32 inches or 660 mgd of water to the surface of Washington County annually
- The average annual groundwater recharge to shallow aquifers varies from about 5 - 15% of annual precipitation
- Based on the information above, the average groundwater recharge in Washington County is estimated to be 33 mgd to 99 mgd



### Community Facilities

This Chapter also inventories healthcare facilities, government and public institutional centers, police services, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, and assisted-living facilities.

- 19 municipal halls, five public libraries, 11 post offices
- 36 public schools in five public high school districts, 26 private schools, two institutions of higher learning
- 14 fire departments, eight police departments, one sheriff's department
- 24 community based residential facilities, four nursing homes, four adult day care facilities, nine residential care apartments



**14.9 ECONOMIC DEVELOPMENT ELEMENT**

The Economic Development Element provides an inventory of the labor force and economic base in Washington County, employment projections by industry type, desired businesses and perceived strengths and weaknesses for attracting those businesses.



**Labor Force and Employment**

Employment data and labor force data form the baseline information in determining how many and what type of jobs will need to be added in the County to serve the projected 2050 County population.

The labor force is defined as those residents of Washington County 16 years of age and older who are employed, or are unemployed and actively seeking employment, or are in the armed forces.

2010-2014:

- 72% of the County’s population or 75,517 residents were in the labor force
- 5.6% of the labor force were unemployed
- In 2017, unemployment rate of the labor force was at 2.9%

2050:

- About 104,000 residents estimated to be participating in the labor force



Employment, or “place of work” data, are the number and type of employment opportunities available in the County. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes.

2014:

- 72,000 employment opportunities located in the County
- The greatest number of jobs by industry group were in manufacturing
- The average annual wage paid to workers employed in Washington County was \$41,567

**Major Employers in the County**

Major employers in the County include: the West Bend School District (over 1,000 employees); Washington County Government, West Bend Mutual Insurance Co., The West Bend Clinic, Broan-Nutone LLC, Quad/Graphics Inc., Signicast Corporation, St. Joseph’s Hospital, Benevolent Corporation Cedar Community, and Sysco Food Services (500-999 employees).



## 14.10 INTERGOVERNMENTAL COOPERATION ELEMENT

The Intergovernmental Cooperation Element analyzes the relationship of the County to school districts, local governments, adjacent Counties, the Region, the State, and to other governmental units; incorporates any plans or agreements to which the County is a party; identifies existing or potential conflicts between the County and local governments or the regional planning commission and describes the processes to resolve such conflicts.

### Planning Process

Cooperation between neighboring and overlapping units of government is one of the goals of the Wisconsin comprehensive planning law and was an important aspect in developing the Multi-Jurisdictional Comprehensive Plan for Washington County.



### Benefits of Intergovernmental Cooperation

- **Cost Savings**  
Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Addressing Regional Issues**  
By communicating and coordinating their actions, and working with regional and State agencies, local communities are able to address and resolve issues that are regional in nature.
- **Early Identification of Issues**  
Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- **Reduced Litigation**  
Communities that cooperate may be able to resolve issues before they become mired in litigation.
- **Consistency**  
Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability**  
Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding**  
As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Trust**  
Cooperation can lead to positive experiences and results that build trust and good working relationships between jurisdictions.
- **History of Success**  
When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- **Service to Citizens**  
The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place.

## **Local Governments**

There are 20 local units of government in Washington County, including two cities, six villages, and 12 towns. There are also a number of special purpose units of government, which are government agencies authorized by the *Statutes* to carry out specific responsibilities. Examples of special purpose districts include sanitary districts, utility districts, lake districts, and school districts.

Situations often develop between units of government that could be handled in a cooperative manner that would be beneficial to both parties. Annexation of property from a town into a village or city remains one of the most contentious issues between neighboring communities. Wisconsin annexation law provides an advantage to cities and villages in that the law is designed to enable annexation to occur following a request by property owners. Nevertheless, towns want to preserve their borders and retain their existing and future tax base, and the incorporated communities want to be able to expand their boundaries into adjoining Towns.

Although the *Wisconsin Statutes* provide cities and villages with the authority to accept annexations from town property owners, annexations oftentimes lead to lawsuits, court battles, and ultimately one “winner” and one “loser.” Cities, villages, and towns are encouraged to work together on annexation issues and enter into cooperative boundary plans and intergovernmental agreements with litigation as the last option.

Boundary plans and intergovernmental agreements can preserve lands for towns and allow them the ability to plan for future development without worrying about future annexation occurring. Depending on the agreements and plans developed, such devices also have the potential for revenue sharing or payments from incorporated areas, extending municipal services to adjacent towns, and preserving agricultural lands.

## **Local Government Boundary Agreements**

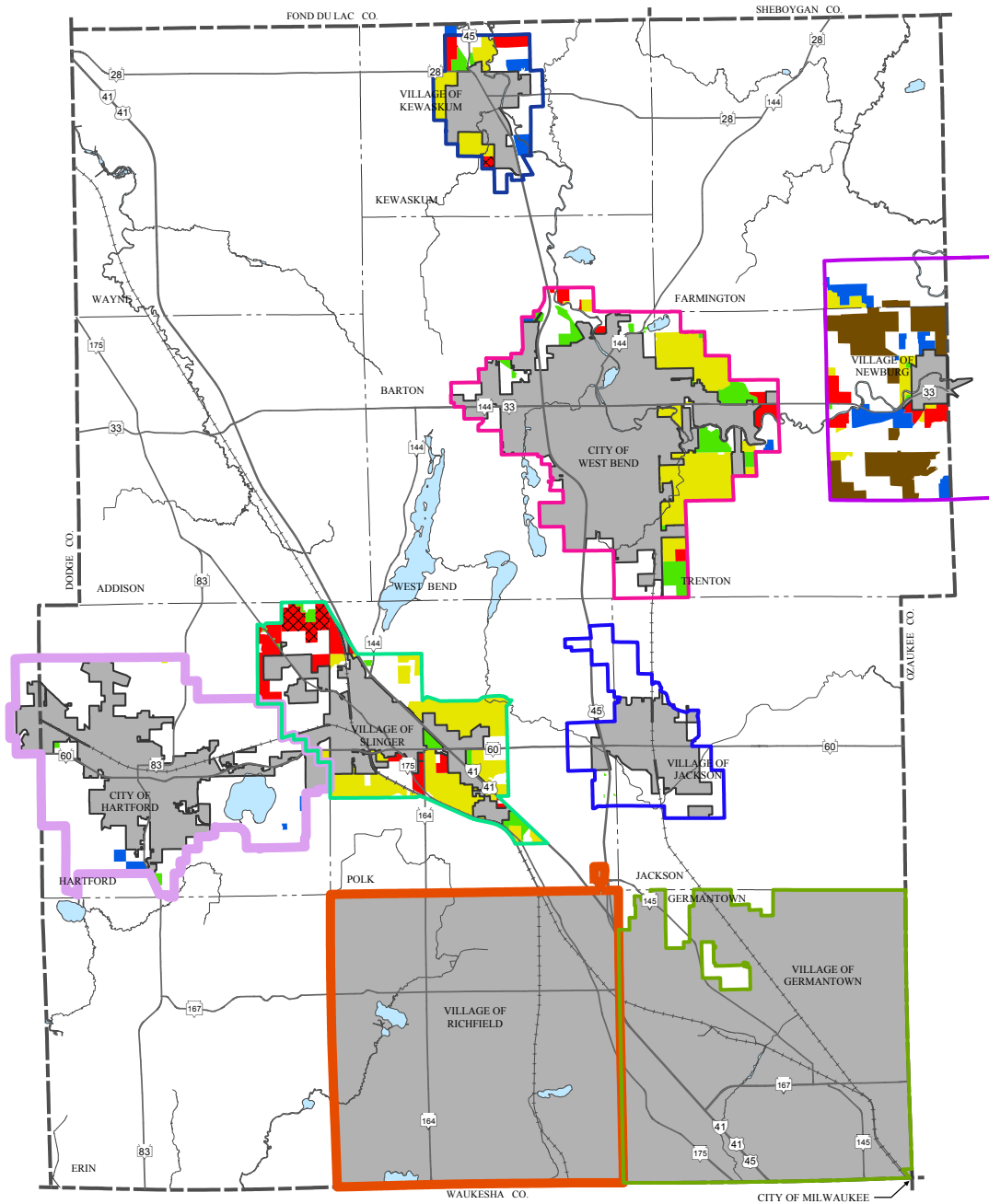
The County encourages cities and villages and adjacent towns to continue or to initiate cooperative planning as local governments work to update their adopted comprehensive plans. The inventory information and recommendations developed as part of this Multi-Jurisdictional Comprehensive Plan Update should provide a good basis for the development of boundary agreements.

There are three boundary agreements in effect in Washington County; one between the City and Town of West Bend; one between the Village and Town of Jackson; and one among the City of Hartford and Towns of Erin, Hartford, and Richfield (the Town of Richfield subsequently incorporated as a Village). There are also intergovernmental agreements between the City of Hartford and the Town of Erin, and the City of Hartford and Town of Rubicon (in Dodge County) for the purpose of orderly planned development and land preservation. In addition, the City of Hartford and Village of Slinger also have an intergovernmental agreement addressing various issues relating to community services, utilities, and extraterritorial jurisdiction.

Until such agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their extraterritorial authorities in adjacent towns.

The map on the following page graphically summarizes conflicts between city and village land use plans and adjacent town land use plans. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

## Summary of Conflicts Between City/Village and Town/County Land Use Plan Maps



- |  |   |  |  |  |  |
|--|---|--|--|--|--|
|  | VILLAGE OF GERMANTOWN<br>(Comprehensive Plan: 2020)                 |  | CITY OR VILLAGE AREA<br>(As of January 1, 2017)  |  | CITY/VILLAGE LAND USE PLAN MAP SHOWS AN URBAN USE, TOWN/COUNTY LAND USE PLAN MAPS SHOW AN EXTRACTIVE USE |
|  | VILLAGE OF JACKSON<br>(Preliminary Draft Comprehensive Plan: 2050)  |  | CITY/VILLAGE AND TOWN/COUNTY LAND USE PLAN MAPS BOTH SHOW RESIDENTIAL USES, BUT AT DIFFERENT DENSITIES           |  |  |
|  | VILLAGE OF KEWASKUM<br>(Preliminary Draft Comprehensive Plan: 2050) |  | CITY/VILLAGE AND TOWN/COUNTY LAND USE PLAN MAPS BOTH SHOW URBAN USES, BUT PROPOSED USES ARE DIFFERENT            |  |  |
|  | VILLAGE OF NEWBURG<br>(Comprehensive Plan: 2035)                    |  | CITY/VILLAGE LAND USE PLAN MAP SHOWS AN URBAN USE, TOWN/COUNTY LAND USE PLAN MAPS SHOW A RURAL USE               |  |  |
|  | VILLAGE OF RICHFIELD<br>(Comprehensive Plan: 2033)                  |  | CITY/VILLAGE LAND USE PLAN MAP SHOWS A RURAL USE, TOWN/COUNTY LAND USE PLAN MAPS SHOW AN URBAN USE               |  |  |
|  | VILLAGE OF SLINGER<br>(Comprehensive Plan: 2040)                    |  | CITY/VILLAGE LAND USE PLAN MAP SHOWS AGRICULTURAL USE, TOWN/COUNTY LAND USE PLAN MAPS SHOW RURAL RESIDENTIAL USE |  |  |
|  | CITY OF HARTFORD<br>(Comprehensive Plan: 2030)                      |  |  |  |  |
|  | CITY OF WEST BEND<br>(Comprehensive Plan: 2020)                     |  |  |  |  |

Note: A mediated cooperative plan agreement between the Village and Town of Jackson was approved by the Wisconsin Department of Administration in May 2018; however, conflicts may still occur within the Village of Jackson planning area. As of January 24, 2019, both communities were in the process of reviewing their preliminary year 2050 land use plan maps.



0 1 2 3 Miles

Source: Local Governments and SEWRPC

**14.11 RECOMMENDATIONS ELEMENT**

The Recommendations Element is an additional element that was not included in the first edition of the Washington County Comprehensive Plan. The purpose of the Recommendations Element is to consolidate the plan’s policies and programs set forth in the individual element chapters into one plan chapter and organize them under the County’s five strategic goals adopted by the County Board of Supervisors in 2015. In addition, the Recommendations Element also includes the year 2050 County land use plan map, land use plan category descriptions, and projected land use needs in five year increments. The year 2050 land use plan map is presented in the Recommendations Element because it serves as a visual representation and summary of the comprehensive plan. In addition, the land use plan map serves to support related comprehensive plan goals, objectives, policies, and programs intended to guide future development of public and private property in Washington County through the plan design year of 2050.

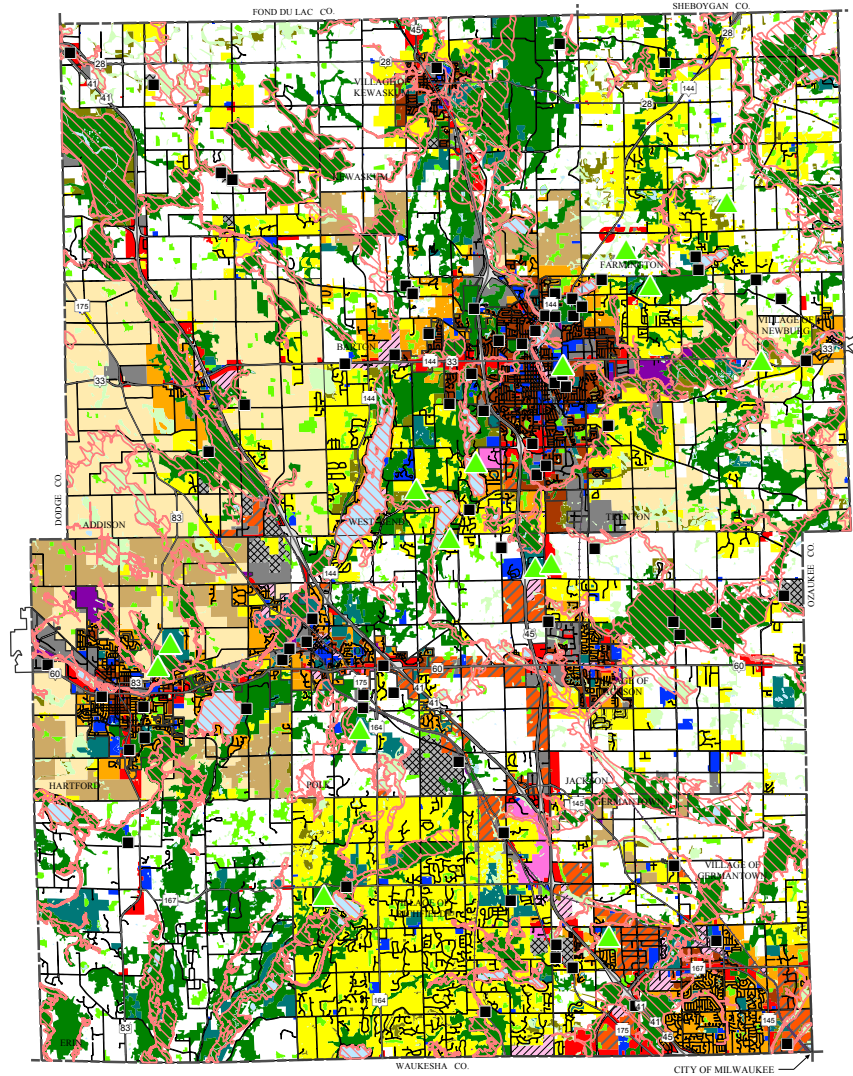
**14.12 2050 COUNTY LAND USE PLAN MAP**

The year 2050 County land use plan map for Washington County is presented on the following page. The Table on page 505 sets forth the number of acres and percent of the County designated to each land use category, and the figure on page 506 presents a comparison of the percentage of the County that would be devoted to various types of land uses under the plan. The map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. The Washington County land use plan map is a compilation of the land use plan maps prepared by each of the cities, villages, and towns in the County. The map was updated to reflect land use plan map amendments adopted by cities, villages, and towns between February 2013 and January 24, 2019, and to reflect city and village limits as of January 1, 2017. The map also includes preliminary land use plan map updates for partnering local governments that had not adopted their 10-year comprehensive plan updates as of January 24, 2019.

The Washington County land use plan map includes city and village land use plan maps for the areas within city and village limits. However, each city and village land use plan map adopted as part of a city or village comprehensive plan included areas outside the limits of the city or village, with the exceptions of the Village of Germantown plan and Village of Richfield Plan. This practice is part of good land use planning, because cities and villages typically annex land over time to accommodate population growth. Maps 11.1 through 11.20 in the Intergovernmental Cooperation Element (Chapter 11 of the comprehensive plan) depict the land use plan map for each city, village, and town in the County. The maps include the full planning area in cases where a city or village has planned for areas outside current corporate limits.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; where a city or village annexes land without providing sewer and/or water services; and where annexations result in illogical city or village boundaries, including long, narrow “arms” of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creating a town island. Many of these issues and disagreements could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns.

# Washington County Land Use Plan: 2050



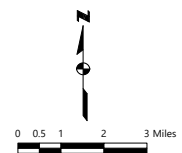
- FARMLAND PRESERVATION
- GENERAL AGRICULTURAL
- AGRICULTURAL AND RURAL RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- MEDIUM-DENSITY URBAN RESIDENTIAL
- HIGH-DENSITY URBAN RESIDENTIAL
- MIXED-USE
- GENERAL COMMERCIAL
- OFFICE/PROFESSIONAL SERVICES
- BUSINESS/INDUSTRIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATION
- OTHER TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS)

- EXTRACTIVE
- FORMER LANDFILL IDENTIFIED ON LOCAL GOVERNMENT LAND USE PLAN MAP
- PRIMARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS OUTSIDE PRIMARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- OTHER CONSERVANCY LANDS TO BE PRESERVED BY LOCAL GOVERNMENT
- SURFACE WATER
- ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (FEMA FIS, OCTOBER 2015)
- FORMER LANDFILL IDENTIFIED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGISTRY
- EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES
- STREET AND HIGHWAY RIGHTS-OF-WAY

Notes: The Washington County farmland preservation plan further refines and details the planned land uses on this map and delineates specific areas, as shown on Map T-25 of the Washington County farmland preservation plan, that meet the criteria established by the County for farmland preservation areas and have been certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection as eligible to participate in the Wisconsin Farmland Preservation Program. Map T-25 in the Washington County farmland preservation plan shows whole parcels and will have "control" in the identification of farmland preservation areas for Washington County. Other conservancy lands to be preserved by local government in the Town of West Bend reflect private conservation land holdings outside of primary environmental corridors, isolated natural resource areas, and wetlands.

Source: Local Governments, Washington County, and SEWRPC

Local land use plans current as of January 24, 2019.



## 2050 COUNTY LAND USE PLAN MAP

### 2050 Land Use Plan Map Categories:

Farmland Preservation: Areas that reflect the farmland preservation areas (FPAs) identified in the Washington County farmland preservation plan, which are located in the Towns of Barton, Germantown, and Hartford.

General Agriculture: Lands within this category are recommended to be used for agricultural purposes or for other uses permitted in agricultural zoning districts by local zoning ordinances.

Agricultural and Rural Residential: Lands that would allow all agricultural uses, as well as rural-density residential development with an average density of one home for each five to 34.9 acres.

#### Residential Development

- Suburban-Density Residential: Includes predominately single-family homes at densities equating to lot sizes of between one and five acres.
- Medium-Density Urban Residential: Includes single-family and potentially two-family homes at densities equating to lot sizes of 10,000 square feet to one acre.
- High-Density Urban Residential: Includes single-, two-, and multifamily homes at a density of less than 10,000 square feet per dwelling unit.

Of the residential land uses, about 70% are in the suburban residential category, about 20% are in the medium-density residential category, and about 10% are in the high-density residential category.

Mixed-Use: Includes a mix of residential, commercial, and institutional uses.

General Commercial: Includes retail stores; services, including drycleaners, barber shops, banks, and restaurants; and business and professional offices. This category also includes downtown business districts and community and neighborhood shopping centers.

Office/Professional Services: Includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities.

Business/Industrial: Allows a mix of industrial, office, retail, and service uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated.

Industrial: Accommodates manufacturing and other industrial uses, such as outdoor storage of commercial vehicles and building materials.

Governmental and Institutional: Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.

Park and Recreation: Includes lands developed with facilities for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses and ski hills.

Street and Highway Rights-of-Way: All existing street and highway rights-of-way (as of 2015.)

## 2050 Land Use Plan Map Categories Continued:

Other Transportation and Utilities (Except Streets and Highways): Includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and wastewater and solid waste management facilities and services.

Extractive: Includes existing and planned areas to be used for non-metallic mining operations.

Former Landfill: Indicates the location of all closed landfills. No active landfills were located in Washington County as of 2018.

Environmentally Significant Areas: To effectively guide urban development and redevelopment in the County into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. This category includes: primary environmental corridors, isolated natural resource areas, wetlands and other conservancy lands to be preserved by local governments.

Surface Water: Includes lakes, ponds, rivers, creeks, and streams.

Floodplain (overlay): Includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the one-percent-annual-probability (100-year recurrence interval) flood identified by the Federal Emergency Management Agency (FEMA).





**14.13 PLANNED LAND USES IN WASHINGTON COUNTY: 2050**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percent of Subtotal (Urban or Nonurban)</b>	<b>Percent of Total</b>
<b>Urban</b>			
Suburban-Density Residential <sup>a</sup>	35,262	38.0	12.6
Medium-Density Urban Residential <sup>b</sup>	10,176	11.0	3.7
High-Density Urban Residential <sup>c</sup>	5,157	5.6	1.9
<b>Residential Subtotal</b>	<b>50,595</b>	<b>54.6</b>	<b>18.2</b>
Mixed-Use	1,539	1.7	0.6
General Commercial	4,476	4.8	1.6
Office/Professional Services	707	0.8	0.3
Business/Industrial	4,475	4.8	1.6
Industrial	4,256	4.6	1.5
Governmental and Institutional	2,861	3.1	1.0
Park and Recreation	6,243	6.6	2.2
Street and Highway Rights-of-Way	16,085	17.4	5.8
Other Transportation and Utilities	1,464	1.6	0.5
<b>Urban Subtotal</b>	<b>92,701</b>	<b>100.0</b>	<b>33.3</b>
<b>Nonurban</b>			
Farmland Preservation <sup>d</sup>	7,811	4.2	2.8
General Agricultural	22,423	12.1	8.0
Agricultural and Rural Residential <sup>e</sup>	73,375	39.4	26.3
Extractive	1,778	1.0	0.6
Former Landfill Identified on Local Government Land Use Plan Map	31	-- <sup>f</sup>	-- <sup>f</sup>
Primary Environmental Corridor	56,795	30.5	20.4
Isolated Natural Resource Area	6,320	3.4	2.3
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	8,763	4.7	3.1
Other Conservancy Lands to be Preserved by Local Government <sup>g</sup>	3,909	2.1	1.4
Surface Water	4,851	2.6	1.8
<b>Nonurban Subtotal</b>	<b>186,056</b>	<b>100.0</b>	<b>66.7</b>
<b>Total</b>	<b>278,757</b>	<b>--</b>	<b>100.0</b>
<b>Overlay Categories</b>			
One-Percent-Annual-Probability Floodplain <sup>h</sup>	42,816	--	--
Former Landfill	-- <sup>i</sup>	--	--

<sup>a</sup> Average density equating to one home per 1 to 4.9 acres.

<sup>b</sup> Average density equating to one home per 10,000 to 43,559 square feet.

<sup>c</sup> Average density of less than 10,000 square feet per home.

<sup>d</sup> Includes portions of parcels within the farmland preservation areas (FPAs) shown on Map T-25 of the Washington County farmland preservation plan that are outside primary environmental corridors, isolated natural resource areas, and wetlands. Land uses on parcels included in FPAs on Map T-25 must comply with the requirements of Chapter 91 of the Wisconsin Statutes. Primary environmental corridors, isolated natural resource areas, and wetlands within FPAs are shown on Map 12.1 for informational purposes.

<sup>e</sup> Allows agricultural uses and residential uses with an average density of one home per 5 to 34.9 acres. Local government ordinances may specify a maximum lot size for homes located in agricultural areas, in addition to a minimum parcel size or density.

<sup>f</sup> Less than 0.05 percent.

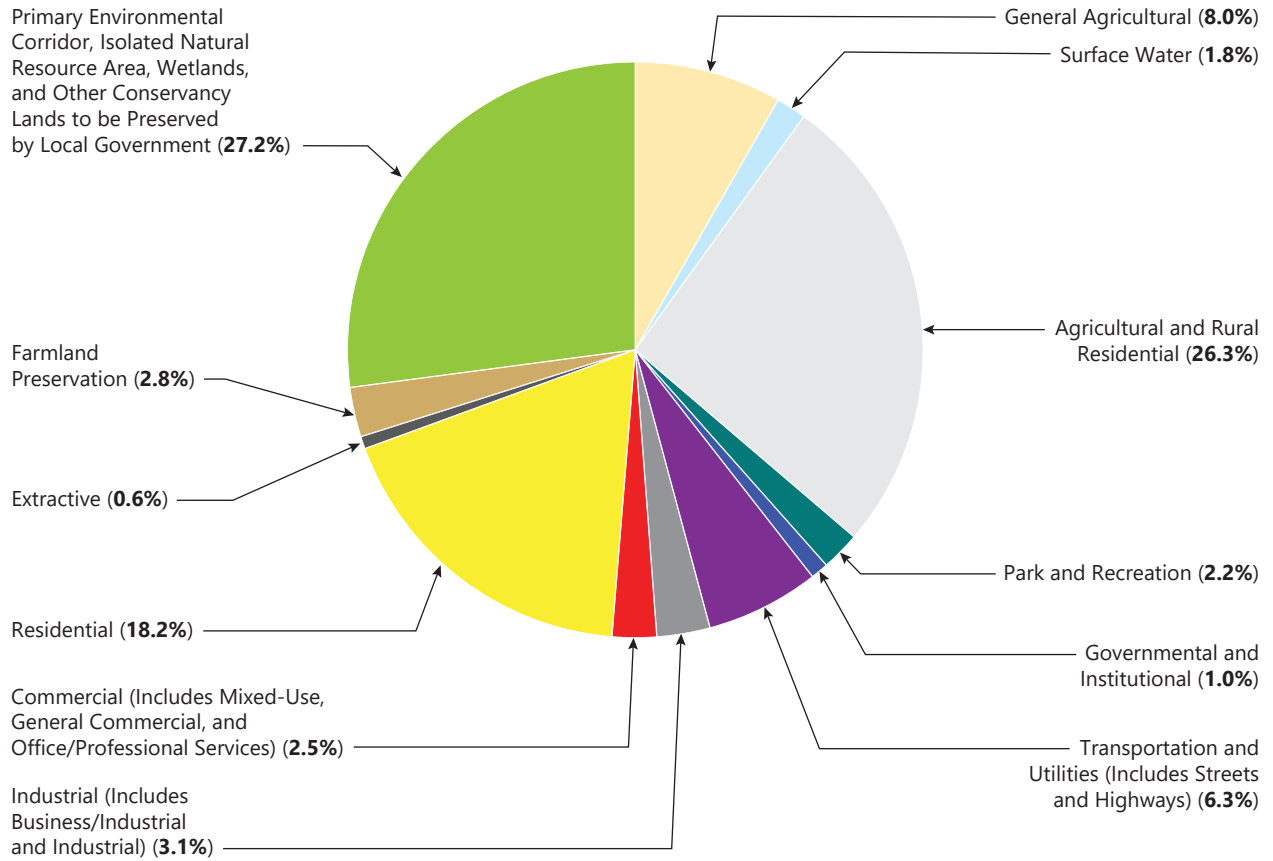
<sup>g</sup> Includes woodlands, critical species habitat sites, common open space within conservation subdivisions, publicly-owned land not developed with intensive recreational or other uses, and similar lands outside primary environmental corridors, isolated natural resource areas, and wetlands.

<sup>h</sup> Boundaries of the one-percent-annual-probability floodplains are based on floodplains identified by the Federal Emergency Management Agency (FEMA). Documentation for FEMA study reaches are summarized in the Washington County Digital Flood Insurance Rate Map and in the Flood Insurance Study, October 16, 2015. About 15 percent of the County is located in the 100-year floodplain.

<sup>i</sup> Includes 78 closed landfills encompassing 396 acres (acreage data was unavailable for 13 sites). See Table 6.4 in Chapter 6 for a list of closed landfills listed on the WDNR registry of waste disposal sites.

Source: SEWRPC

## Percentage Distribution of Planned Land Uses in Washington County: 2050



Source: SEWRPC

## **14.14 WASHINGTON COUNTY VISION, MISSION, STRATEGIC GOALS AND OBJECTIVES**

In 2015, the Washington County Board of Supervisors identified a vision, a mission and five strategic goals for County services that are provided directly to residents along with a set of objectives designed to achieve each goal (the Vision and Mission were updated in 2018). Each Strategic Goal includes five to six objectives that cover numerous comprehensive plan elements. The focus of the County mission is to create an environment for residents and businesses to enjoy an authentic quality of life through a well-governed and administered county dedicated to safe and secure communities; economic growth and vitality; effective mobility and reliable infrastructure; and access to basic needs.

To align the Comprehensive Plan recommendations to the County mission, it became necessary to replace the original comprehensive plan goals and objectives adopted as part of the year 2035 plan with the County Strategic Goals and Objectives adopted in 2015. This also provided an opportunity to reorganize the goals and objectives, along with the plan's policies and programs, into one chapter as opposed to the individual element chapters as they are presented in the year 2035 plan.

### **WASHINGTON COUNTY VISION**

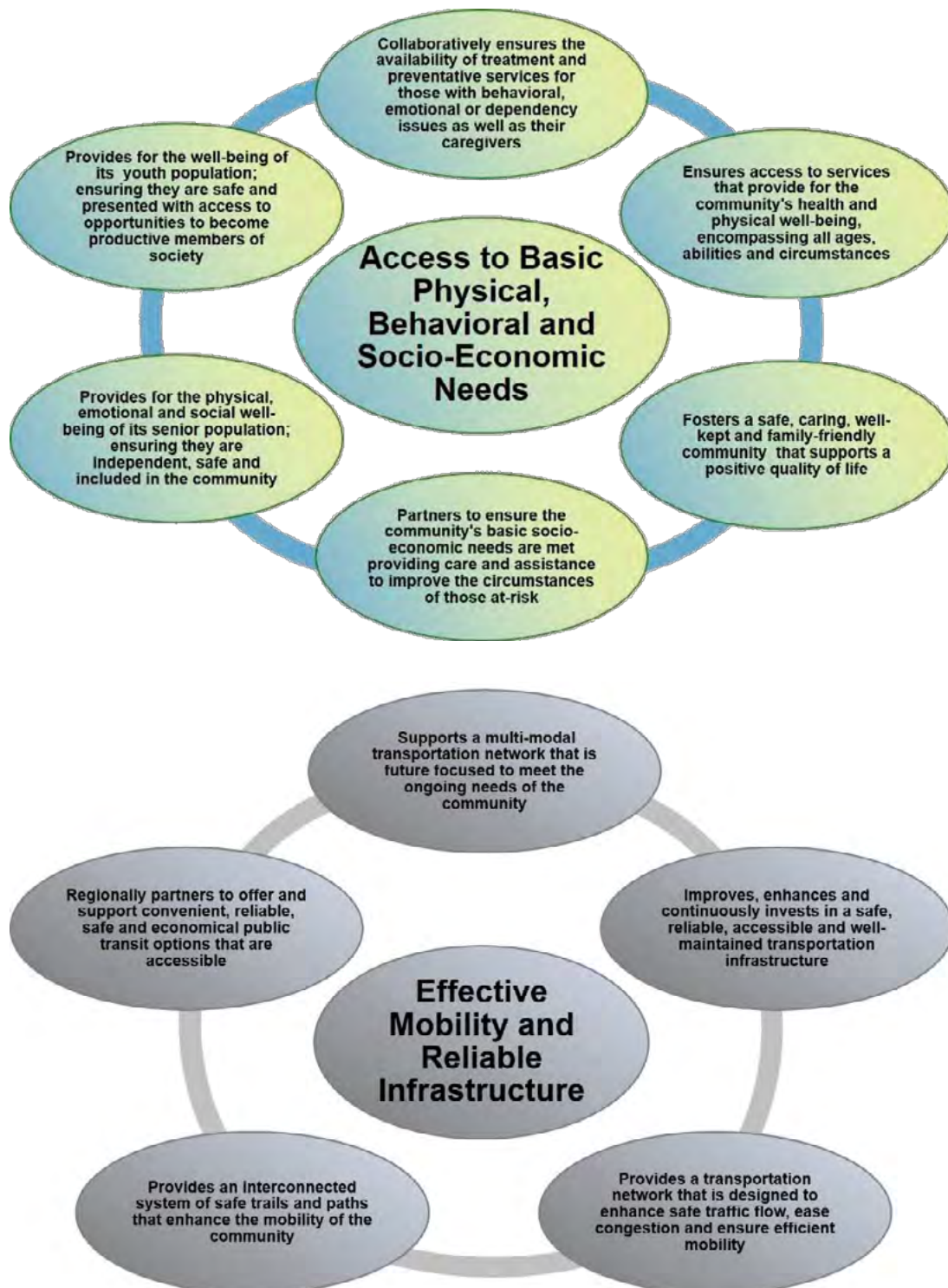
Washington County strives to cultivate its rich heritage, vibrant economy and attractive communities through the distinctive values that define us.



### **WASHINGTON COUNTY MISSION**

We create an environment for residents and businesses to enjoy our authentic quality of life through a well-governed and administered county dedicated to safe and secure communities; economic growth and vitality; effective mobility; and reliable infrastructure; and access to basic needs.

## STRATEGIC GOALS FOR THE QUALITY OF LIFE OF THE CITIZENS OF WASHINGTON COUNTY

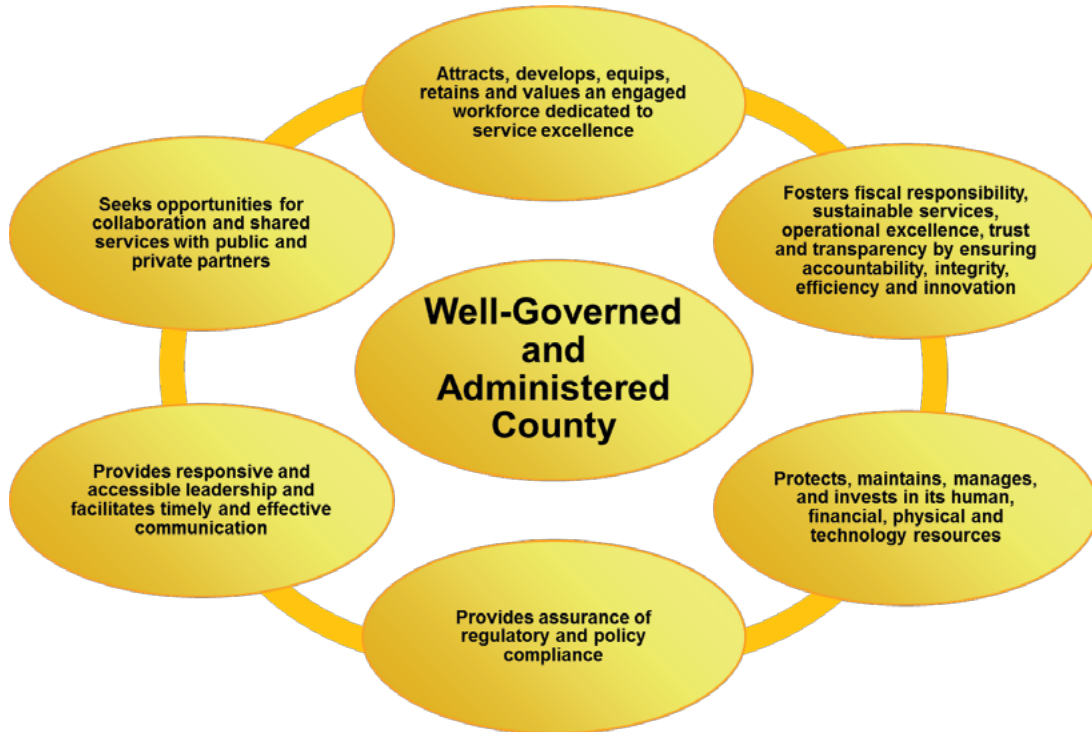


## STRATEGIC GOALS FOR THE QUALITY OF LIFE OF THE CITIZENS OF WASHINGTON COUNTY



## STRATEGIC GOALS FOR THE QUALITY OF LIFE OF THE CITIZENS OF WASHINGTON COUNTY

The County Board also established a goal and related practices for programs that do not provide direct services to citizens, but that support the direct services provided by other County programs. This governance result is shown below.



**14.15 POLICIES AND PROGRAMS**

The State comprehensive planning law requires a compilation of the programs, in a specified sequence, to implement the recommendations of the plan. An implementation timeframe has been identified for each of the programs to meet this requirement. Timeframe for implementation may be current, five-year, or long-term. The comprehensive plan element or elements that a program applies to as well as which County Strategic Goal a program applies to has also been identified. In addition, the policies and programs have been organized under the County Department that would be responsible for implementation.

The Comprehensive Planning Technical Workgroup (TW), comprised of staff from related County departments, reviewed the programs set forth in the year 2035 plan to identify those that relate directly to the core services provided by the County, as well as new programs developed on the basis of input provided by County Board Supervisors at a brainstorming session held in November 2017. The TW also provided input regarding implementation timeframe and which comprehensive plan and County Strategic Goal a program applies to. The County Board then held a second input session in October 2018, and the Multi-Jurisdictional Comprehensive Plan Advisory Committee reviewed and approved the programs in November 2018. The Comprehensive Plan policies and programs are presented in Section 12.3 of Chapter 12.

**COMPREHENSIVE PLAN AS A GUIDE**

Any new programs recommended in this Plan update must be individually reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors through the annual budget process prior to implementation.



**14.16 IMPLEMENTATION**

The Implementation Element identifies proposed changes to applicable zoning ordinances, subdivision ordinances, and official maps, describes how each of the other eight elements of the comprehensive plan will be integrated and made consistent with other elements of the plan, includes a mechanism to measure the County’s progress towards achieving the recommendations of the plan, and includes a process for amending and updating the plan.

**Consistency Between the County Comprehensive Plan and County Ordinances**

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government’s Comprehensive Plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*

In 2010, the Wisconsin Legislature amended the comprehensive planning law to include the following definition: “Consistent with’ means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan” (Section 66.1001 (am)).

Washington County has adopted a land division ordinance (Chapter 24 of the *Washington County Code of Ordinances*) under Section 236.45 of the *Statutes*, and a shoreland, wetland, and floodplain zoning ordinance (Chapter 23 of the *Washington County Code of Ordinances*) under Section 59.692 of the *Statutes*. Certain programs in the plan will likely require amendments to these ordinances to achieve consistency between the plan and the ordinances. Other programs affecting these ordinances are also identified in Chapter 13 of the comprehensive plan.

**Recommended Programs**

Any new programs recommended in this plan update must be individually reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors through the annual budget process prior to implementation.

**Plan Updates and Amendments**

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every ten years. County and local governments may choose to update the plan more frequently.

A plan amendment may be initiated by the County Board, a County Board committee, a City Common Council, a Village Board, or a Town Board. The State comprehensive planning law requires that the County use the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan when amending or updating the plan.



## Plan Review and Adoption

A comprehensive plan must be adopted by an ordinance enacted by the governing body. The Washington County Multi-jurisdictional Comprehensive Plan must therefore be adopted by an ordinance of the County Board of Supervisors. All nine elements must be adopted simultaneously. At least one public hearing must be held by the County Board prior to adopting the plan. Section 66.1001(4)(b) of the *Statutes* requires that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the county or local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located.

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the Plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. The County held a public informational meeting for the comprehensive plan update on January 23, 2019. A public hearing was held before the Land Use and Planning Committee on February 25, 2019. The County provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. On February 25, 2019, the Land Use and Planning Committee recommended adoption of the plan to the County Board.

An important step in plan implementation is the formal adoption of the recommended plan by the County Board. Upon such adoption, the plan becomes the official guide to be used by County officials and staff in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as shoreland/floodplain zoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions that are consistent with the plan should be approved. The Washington County Board adopted this comprehensive plan on April 10, 2019.





# APPENDICES



**PUBLIC PARTICIPATION PLAN FOR AMENDING  
THE COUNTY COMPREHENSIVE PLAN  
APPENDIX A**

**Public Participation Plan for Amending**  
***“A Multi-jurisdictional Comprehensive Plan  
for Washington County: 2035”***

**January 2010**

Adopted by the Washington County Board of Supervisors  
January 12, 2010

*Prepared by the*

**Planning Division of the Washington County Planning and Parks Department**

**The Southeastern Wisconsin Regional Planning Commission**

## Introduction and Background

In 1999, the Wisconsin Legislature enacted a new comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*. On April 15, 2008, the Washington County Board of Supervisors adopted the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*. The comprehensive plan was prepared in accordance with a public participation plan adopted by the County Board on September 14, 2004 that indicated the steps to be followed to foster public participation in the preparation of the comprehensive plan. Under Section 66.1001(4)(a) of the *Wisconsin Statutes*, future amendments to the comprehensive plan must also be carried out in accordance with an adopted public participation plan, designed to promote public participation in the amendment process.

### Wisconsin Statutes, Section 66.1001(4)...

*PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:*

*(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.*

*The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.*

*(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:*

- 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.*
- 2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).*
- 3. The Wisconsin land council.*
- 4. After September 1, 2005, the department of administration.*
- 5. The regional planning commission in which the local governmental unit is located.*
- 6. The public library that serves the area in which the local governmental unit is located.*

*(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains*

*all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted or a resolution that is adopted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).*

*(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par.(c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:*

- 1. The date, time and place of the hearing.*
- 2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.*
- 3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.*
- 4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.*

*(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:*

- 1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).*
- 2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.*
- 3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).*

## **Need for Citizen Participation**

Citizens participating in government decision-making are fundamental to our system of governance. While it is true that our government officials are elected to represent citizens, it is also true that elected officials need to interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision-making is the very basis for the idea of citizenship.

Citizens and interest groups are the source of tremendous creativity, and their creativity and comments will help produce better planning decisions. Because the decisions represented by Washington County's Comprehensive Plan and future amendments will help influence what Washington County will look like for many years to come, public participation is critical.

## **Public Participation Methods for Future Amendments to the Comprehensive Plan**

The County will provide opportunities for the public review of materials describing all proposed amendments to the comprehensive plan, including the following:

- Printed copies of materials describing proposed plan amendments will be made available at the following locations:



- Washington County Planning and Parks Department  
333 E. Washington St.  
Suite 2300, P.O.Box 2003  
West Bend, WI 53095-2003  
262-335-4445
- Public Libraries throughout Washington County
- Printed or electronic copies of materials describing proposed amendments will be provided to all units and agencies of government listed in Section 66.1001(4)(b).
- Electronic copies of materials describing proposed amendments may be posted on the Washington County Website: [www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)

The Planning, Conservation and Parks Committee will hold a public hearing on all proposed plan amendments to the comprehensive plan. The hearing will include a presentation describing the proposed plan amendments and provide an opportunity for the public to comment orally or to submit written comments on the proposed amendments. The Planning, Conservation and Parks Committee will take the public testimony into account in their deliberations and actions on the proposed plan amendments.

The public hearing will be preceded by a Class 1 notice that is published at least 30 days before the hearing is held. In accordance with Section 66.1001(4)(d), the notice will include the date, time, and place of the hearing; a brief summary of the proposed comprehensive plan amendments; a contact who may be contacted for additional information on the proposed plan amendments; and information regarding where and when the proposed plan amendments may be inspected before the hearing and how a copy of the proposed plan amendments may be obtained.

### ***Provisions for Open Discussion***

Washington County will ensure that public meetings allow for an open discussion of the relevant issues at hand and to ensure that public hearings allow for appropriate testimony. When public meetings or hearings are conducted, Washington County will make every effort to ensure those who choose to participate in the planning process have the opportunity to have their opinions heard. To accomplish this, the following actions will be implemented:

- An agenda will be established that clearly defines the purpose of each public meeting or hearing, the items to be discussed, and any actions that may be taken. Agendas will be officially posted and sent to the local media.
- The scheduled date, time, and place will be convenient to encourage maximum participation by Washington County residents.

- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to offer comments, discuss issues or provide testimony.
- The facilitator or chair will provide opening remarks that clearly outline the purpose of the meeting or hearing, describe procedures attendees should use during the meeting or hearing when offering comment and describe how the public comment will be used.
- As appropriate, an overview of amendment documents or proposals to be considered will be discussed.
- All persons attending the meeting or hearing who desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate, may require that appropriate constraints be applied. These constraints will be clearly outlined by the facilitator or chair if the need arises.
- All attendees will be encouraged to sign in using a provided sign in sheet.
- Meetings and hearings will be tape recorded and/or videotaped by the County as necessary.
- Summaries or minutes of meetings or hearings will be prepared and made available as soon as possible following the meeting or hearing through mailings or via the County's website: [www.co.washington.wi.us](http://www.co.washington.wi.us)
- Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

### ***Opportunity for Written Comments***

Detailed comments can sometimes be better expressed through written format. To encourage the citizens of Washington County to express written comment throughout the amendment process, the following steps will be taken:

- All meeting and hearing notices will include the name, address and email address (if applicable) of a person(s) to whom written comments should be sent, along with any deadlines for submitting comments.
- At public meetings or hearings, the facilitator or chair will clearly announce any deadline for submitting written comments, if such comments are allowed subsequent to the meeting or hearing.
- Persons speaking or testifying will be encouraged to concisely express their comments and/or provide specific details in written format.
- The Washington County Comprehensive Planning Website will also provide residents with the opportunity to e-mail comments to: [webplan@co.washington.wi.us](mailto:webplan@co.washington.wi.us)

### ***Consideration of and Response to Public Comments***

The various methods for involving the public and soliciting public opinions and comments during the Comprehensive Plan amendment process are defined herein. These methods represent the initial steps for bringing public comment into the decision-making process:

- Time will be reserved subsequent to the close of a meeting, hearing or comment deadline and prior to the actual decision or recommendation being made to ensure that decision-makers can adequately review all relevant materials or comments.
- Decision-makers may reconvene a meeting for the purpose of addressing public comments.
- The record (written comments or testimony, tape recordings, or transcripts) of hearings and meetings will be compiled by County or local municipal staff and made available to decision makers for their review and consideration prior to a recommendation or decision being made.
- Substantive comments, along with appropriate responses, will be included in an accompanying report, as needed.



**SUMMARY OF ZONING DISTRICT REGULATIONS IN  
PARTICIPATING LOCAL GOVERNMENT ZONING ORDINANCES**

**APPENDIX B**

**Table B.1  
Town of Addison Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural District	Agricultural crop production; livestock or poultry raising; apiculture (beekeeping); dairy farming; floriculture and plant nurseries; orchards; viticulture; single-family dwellings; and essential services	Agricultural warehousing; airports and airstrips; auction halls; bed and breakfast establishments; boarding stables; energy conservation uses; veterinary services; housing for farm laborers or farm family members; and wireless communication facilities	35 acres	1,000 minimum for one-story dwellings; 1,200 minimum, with 800 first floor minimum, for multi-story dwellings; 600 minimum for accessory dwellings
R-1 Agricultural-Rural Residential District	Smaller farm activities; such as truck farming; horse farming; hobby farming; and orchards; and large rural residential lots	Agricultural warehousing; airports and airstrips; animal hospitals; bed and breakfast establishments; boarding stables; boat and recreational vehicle storage; clustered residential developments; <sup>a</sup> commercial livestock establishments; housing for farm laborers; energy conservation uses; and wireless communication facilities	5 acres	1,200 minimum for one-story dwellings; 1,800 minimum, with 800 first floor minimum, for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family development not to exceed 0.92 dwelling units per acre and served by private onsite wastewater treatment systems (POWTS) and private wells; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	Community living arrangements with a capacity for nine or more persons; energy conservation uses; utilities provided that all principal structures and uses are not less than 50 feet from any residential district lot line; and wireless communication facilities	40,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-3 Single-Family Residential District (Sewered)	Single-family development not to exceed 3.6 dwelling units per acre and served by municipal sanitary sewerage and water systems; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	All R-2 District conditional uses; assisted living facilities; nursing homes; clinics; and commercial child care centers provided that all principal structures and uses are not less than 50 feet from any lot line	12,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 800 first floor minimum, for multi-story dwellings
R-4 Two-Family Residential District (Sewered)	Two-family development not to exceed 5.8 dwelling units per acre and served by municipal sanitary sewerage and water systems; community living arrangements serving eight or fewer persons; foster family homes; family child care homes; and essential services	All R-3 District conditional uses	15,000 sq. ft.	1,000 minimum with 1,000 first floor minimum
R-5 Multi-Family Residential District	None	Multi-family dwellings not to exceed 10.9 units per acre; care and service residential facilities such as community living arrangements and foster family homes; essential services; home occupations; satellite dish antennas; assisted living facilities; nursing homes; clinics; commercial child care centers; and wireless communication facilities	15,000 sq. ft. total or 4,000 sq. ft. per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom dwellings; 900 minimum for two-bedroom or larger dwellings

**Table continued on next page.**

**Table B.1 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
B-1 Allenton Central Business District	Retail stores not exceeding 20,000 sq. ft.; existing residential uses; commercial offices; service establishments; and cultural, entertainment, and similar uses	Retail stores of any size; conversion of business and residential uses; drive-in and drive-thru services; gasoline service stations; public transit terminals; commercial recreation facilities; civic establishments such as schools, libraries, museums, or places of worship; parks and playgrounds; vehicle sales and service; and wireless communication facilities	Sufficient for the proposed use	--
B-2 General Business District	All B-1 District principal uses except residential uses; retail stores of any size	Gasoline service stations; public transit terminals; construction services; lumber yards; self-service storage facilities; government structures; utility substations; and vehicle sales and service	Sufficient for the proposed use	--
B-3 Mixed-Use Business District	None <sup>b</sup>	Business offices; clinics; commercial child care facilities; commercial recreation facilities; construction services; financial institutions; fitness centers; government structures; manufacturing; public transit terminals; restaurants; retail establishments; vehicle sales and service; warehousing; wireless communication facilities	40,000 sq. ft.	--
M-1 Manufacturing District	Manufacturing, industrial, and related uses of limited nature and size	Animal reduction facilities; asphalt batch plants and concrete ready-mix plants; concrete product production; incinerators; public transit terminals; recycling centers; utility substations; and wireless communication facilities	40,000 sq. ft.	--
Q-1 Quarrying and Non-Metallic Mining District	None <sup>c</sup>	Crushing and processing of minerals; manufacture of cement and concrete building blocks; energy conversion systems; peat and soil removal; clay and gravel extraction; sand, gravel, stone, and rock stockpiles; washing, refining, or processing of rock, slate, gravel, sand, and minerals; wireless communication facilities	--	--
L-1 Landfill District	None <sup>d</sup>	Sanitary landfills; structures and lands designated on the approved site restoration and reuse plan; and wireless communication facilities	20 acres	--
P-1 Institutional District	Public or private schools; colleges or universities; churches; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, parks and service buildings; and public utility offices	Airports and airstrips; cemeteries and crematories; elderly housing not to exceed 14 dwelling units per acre; energy conversion systems; parks and playgrounds; penal and correctional institutions; public transit terminals; utility substations; and wireless communication facilities	12,000 sq. ft. (sewered); 1.5 acres (unsewered)	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings

**Table continued on next page.**

**Table B.1 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
P-2 Park District	Exhibition halls; fairgrounds; historic monuments or sites; parks and playgrounds; golf course without country club facilities; athletic fields; hiking, biking, and nature trails; public art galleries; swimming beaches; and tennis courts	Archery ranges; boat mooring and rental; campgrounds; driving ranges; energy conversion systems; gymnasiums; marinas; music halls; stadiums; zoological and botanical gardens with a minimum parcel area of three acres; golf courses with country club facilities; utility substations; and wireless communication facilities	--	--
UC Upland Conservancy Overlay District	Uses that preserve, protect, and enhance woodlands, areas of rough topography, and scenic areas such as agricultural uses, forest management, fish hatcheries, single-family dwellings, and keeping and raising domestic stock for agribusiness, breeding, recreation, or show	Bed and breakfast establishments; wireless communication facilities; energy conservation systems; and clustered residential developments <sup>a</sup>	5 acres, unless a larger parcel size is required by the underlying district regulations	1,200 minimum for one-story dwelling; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
PUD Planned Unit Development Overlay District	Uses permitted in PUD Overlay District shall conform to uses generally permitted in the underlying basic use district <sup>e</sup>	None	-- <sup>f</sup>	In accordance with underlying district regulations

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Addison zoning ordinance and map for specific zoning information.

<sup>a</sup> Cluster developments shall not exceed one dwelling unit per five acres; individual lots shall be a minimum of 1.5 acres; and developments shall have no more than 12 lots.

<sup>b</sup> All uses in the B-3 District are conditional uses and are subject to a determination that a proposed use will be compatible with surrounding uses.

<sup>c</sup> All quarrying and non-metallic mining activities are conditional uses and must be approved under the application process for quarrying and non-metallic mining.

<sup>d</sup> All landfill activities are conditional uses and require an operational plan and restoration and reuse plan.

<sup>e</sup> A PUD Overlay District may be applied to all residential, business, and manufacturing districts and to the Institutional and Park Districts.

<sup>f</sup> Individual structures within a PUD Overlay District must comply with the specific building area and height requirements of the underlying basic use district. Refer to the Town of Addison zoning ordinance for more information.

Source: Town of Addison zoning ordinance (adopted in May 1998 with amendments through March 2016) and SEWRPC



**Table B.2  
Town of Barton Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-1 Rural Countryside Single-Family Residential District	One-family detached dwellings; agricultural crop production; hobby farms; bicycle, nature, and hiking trails; boat access sites; foster homes; community living arrangements serving eight or fewer persons; home occupations, swimming pools; wildlife sanctuaries; and required off-street parking	Community living arrangements serving nine or more persons; accessory buildings exceeding 900 sq. ft. in open space subdivisions or 1,200 sq. ft. in conventional subdivisions; private kennels; lands and buildings used for agricultural purposes; private clubhouses, boathouses, parks, picnicking, and stables	10 acres	2,000 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 2,400 minimum, with 1,200 first floor minimum, plus 160 per each additional bedroom in excess of three, for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-2 Countryside Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	5 acres	1,600 minimum plus 250 per each additional bedroom in excess of three for one-story dwellings; 1,920 minimum, with 960 first floor minimum, plus 120 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-3 Estate Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	3 acres	1,445 minimum plus 210 per each additional bedroom in excess of three for one-story dwellings; 1,700 minimum, with 935 first floor minimum, plus 125 per each additional bedroom in excess of three for multistory dwellings; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	One-family detached dwellings; agricultural crop production; bicycle, equestrian, and nature trails and areas; boat access sites; foster homes; community living arrangements serving eight or fewer persons; home occupations; swimming pools; and required off-street parking	Community living arrangements serving nine or more persons; accessory buildings exceeding 900 sq. ft.; lands and buildings used for agricultural purposes; private clubhouses, boathouses, parks, picnicking, and stables	40,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,600 minimum, with 800 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 250 to minimum first floor area and total area for dwellings with basements under 600

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**Table B.2 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
R-5 Suburban Single-Family Residential District	All R-4 District principal uses	Community living arrangements serving nine or more persons; accessory building(s) exceeding 900 sq. ft.; lands and buildings used for agricultural purposes; and private clubhouses, boathouses, parks, and picnicking	30,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,600 minimum, with 800 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 250 to minimum first floor area and total area for dwellings with basements under 600 <sup>b</sup>
R-6 Transitional Urban to Suburban/Rural Residential District	All R-4 District principal uses	All R-5 District conditional uses	15,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,500 minimum, with 900 minimum first floor, plus 200 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>b</sup>
R-7 Urban Single-Family Residential District	All R-4 District principal uses	All R-5 District conditional uses	15,000 sq. ft.	1,400 minimum plus 200 per each additional bedroom in excess of three for one-story dwellings; 1,500 minimum, with 900 minimum first floor, plus 200 per each additional bedroom in excess of three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>c</sup>
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	All R-4 District principal uses	All R-5 District conditional uses and two-family attached dwellings	6,000 sq. ft.	1,000 minimum plus 150 per each additional bedroom in excess of three for one-story dwellings; 1,400 minimum, with 725 first floor minimum, plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 150 to minimum first floor area and total area for dwellings with basements under 600

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**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-9 Medium-Density Urban Residential District	All R-4 District principal uses; two-family attached dwellings; and community living arrangements serving 15 or fewer persons	All R-5 District conditional uses	3,630 sq. ft. per dwelling	1,000 minimum plus 150 per each additional bedroom in excess of three for one-story dwellings; 1,400 minimum plus 150 per each additional bedroom in excess of three for multi-story dwellings; Add 150 to total area for dwellings with basements under 600
R-10 High-Density Urban Residential District	All R-4 District principal uses except one-family detached dwellings; two-family attached dwellings; and community living arrangements serving 15 or fewer persons	All R-5 District conditional uses; community living arrangements serving 16 or more persons; multi-family dwellings and apartments; one-family detached dwellings; and row dwellings not greater than six dwelling units	2,900 sq. ft. per dwelling	900 minimum plus 200 per each additional bedroom in excess of one for structures with three to four dwelling units; 850 minimum plus 200 per each additional bedroom in excess of one for structures with five to eight dwelling units; 800 minimum plus 200 per each additional bedroom in excess of one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each additional bedroom in excess of one for structures with 13 or more dwelling units
NHB Neighborhood and Hamlet Business District	Specified retail and service uses; boat dealers; insurance services; real estate; eating places without drive-through facilities; travel agencies; banking institutions without drive-through facilities; apartments; investment offices; specified health services; nature trails and areas; used merchandise stores; legal services; specified business, engineering, management, personal, and repair services	Gasoline service stations; child day care services; equipment rental and leasing, not elsewhere classified; funeral service and crematories; furniture stores; miscellaneous retail and services not otherwise classified; natural gas/gas transmission or distribution; physical fitness facilities; drinking places without drive-through facilities; and convenience stores with gasoline	10,000 sq. ft. (sewered); 40,000 sq. ft. (no sewer)	900 minimum plus 200 per each additional bedroom in excess of one for dwellings with three or less dwelling units; Minimum requirements for the R-10 District should be used for dwellings with more than three dwelling units; Maximum gross floor area ratio (GFAR) of 0.31 and maximum net floor area ratio (NFAR) of 0.53 <sup>d</sup>

**Table continued on next page.**

**Table B.2 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
CB Community Business District	Retail and service uses; eating places without drive-through facilities insurance services; real estate; travel agencies; furniture and home furnishing stores; auto and home supply stores; building materials and garden supplies; banks; investment offices; health services; nature trails and areas; physical fitness facilities; forestry services	Specified agricultural services; commercial printing services; lawn and garden services; retail garden store/nurseries; funeral services and crematories; used merchandise stores; hotels/ motels; direct selling establishments; postal service; household appliance stores; natural gas/gas transmission and distribution; automotive dealers; gasoline service stations; banking institutions with drive through facilities; water supply and sewerage system services; drinking places without drive-through facilities; motion picture theaters and production; dance studios and halls; bowling centers; research services; drive-through facilities not elsewhere classified; and auto repair shops	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.34 and maximum NFAF of 0.53
FB Freeway Interchange Business District	All CB District principal uses except coin-operated amusement devices; household appliance stores; and job training and related services	All CB District conditional uses except research services and household appliance stores; amusement parks; bowling centers; drive-through facilities not elsewhere classified; social services; radio/telephone communications; wireless communication facilities; and auto services	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.34 and maximum NFAF of 0.42 <sup>d</sup>
LM Limited Manufacturing District	Textile and miscellaneous manufacturing; wood millwork and fixtures; landscape planning and forestry services; printing and publishing; specified industrial and electronic equipment; repair services; specified instrument production; pharmaceutical preparations; specified distribution and wholesale trade; grocery stores; business services; job training services; nature trails and areas; and municipal recycling facilities	Agricultural services; eating and drinking places without drive-through facilities; financial institutions; specified personal and business services; general building and special trade contractors; specified furniture and fixtures; specified stone, chemical, ceramic, or metal production; noncommercial research and testing; food product manufacturing; trucking and warehousing; transit facilities; postal service; radio/telephone and other communications; water supply and sewerage system services; gas/ natural gas transmission; and automotive dealers and service stations	40,000 sq. ft.	Maximum GFAR of 0.42 and maximum NFAF of 0.85 <sup>g</sup>
BP Business Park District	Textile and miscellaneous manufacturing; specified industrial machinery and equipment; electronic equipment; specified instrument production; warehousing; travel agencies; business, health, legal, management, and insurance services; investment offices; computer facilities management; museums and art galleries; nature trails and areas	Fabricated metal products; commercial research; electric services; gas/natural gas transmission and distribution; specified wholesale trade; office equipment; financial institutions; eating places without drive-through facilities; and sports and recreational goods	40,000 sq. ft.	Maximum GFAR of 0.47 and maximum NFAF of 0.85 <sup>h</sup>

Table continued on next page.

**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
QE Quarrying and Extractive District	Engineering, architectural, and surveying services; and civic, labor, social, political, and religious organizations	Non-metallic mineral mining; lime; asphalt felts and coatings; concrete block and brick and concrete products not elsewhere classified; ready-mix concrete; liquefied petroleum and fuel oil dealers and fuel dealers not elsewhere classified; wireless communication facilities	10 acres for quarrying/ extractive uses; 40,000 sq. ft. for all other uses	Maximum GFAR of 0.37 and maximum NFAR of 0.74
I Institutional District	Elementary and secondary schools; governmental offices; business and professional organizations; assemblies less than 100 persons; churches; environmental quality and housing; cemeteries; dance studios and halls; education, health and essential services; museums and art galleries; hiking and nature trails; historic sites; nature areas; and recycling facilities	Correctional institutions; postal service; airports, flying fields, and services; gas/natural gas transmission and distribution; electric services; bus terminal and service facilities; funeral service/crematories; social services; schools/educational services not elsewhere classified; wireless communication facilities; and assemblies more than 100 persons	40,000 sq. ft.	Minimum and maximum floor area requirements are the same as for the NHB District; Maximum GFAR of 0.38 and maximum NFAR of 0.63
PR Park and Recreational District	Historic sites; museums, art galleries, and botanical and zoological gardens; public parks; assemblies less than 100 persons; athletic fields; boat access sites; bike, cross-country, and nature trails; essential services; intermediate health care facilities; nature and picnic areas; fish hatcheries; and playgrounds, and public parks	Telecommunications facilities; gas/natural gas transmission and distribution; grocery and novelty stores; golf courses; recreation camps, centers, and clubs; amusement parks; mobile home operators and camps; assemblies more than 100 persons; fairgrounds; firing ranges; hunting and game propagation; private parks and clubhouses; and equestrian trails	2 acres for all outdoor uses; 40,000 sq. ft. for all indoor uses	Maximum GFAR of 0.31 and maximum NFAR of 0.57
EA Exclusive Agricultural Preservation District	Agricultural production (crops and livestock); soil preparation and crop harvesting services; forestry; fruit and vegetable markets; roadside stands for sale of agricultural products; accessory building(s) exceeding 1,200 square feet; bicycle and hiking trails; community living arrangements serving eight or fewer persons; foster homes; hobby farms; nature areas; swimming pools; and wildlife sanctuaries	Additional single-family dwellings; two-family attached dwellings; community living arrangements serving nine or more persons; housing for farm laborers; farm and garden supplies and machinery wholesaling; warehousing; radio/ telecommunication facilities; gas/natural gas transmission and distribution; landscape and horticultural services; fish hatcheries; hunting and game propagation; indoor firing ranges; and private clubhouses and boathouses	35 acres	1,400 minimum plus 200 per each additional bedroom in excess of one up to three for one-story dwellings; 1,500 minimum, with 900 first floor minimum, plus 200 per each additional bedroom in excess of one up to three for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum GFAR of 0.05 for single-family dwellings and 0.10 for farm-related structures
AT Agricultural Transition District	All EA District principal uses	All EA District conditional uses excluding warehousing and storage	35 acres	Minimum and maximum floor area requirements are the same as for the EA District; Maximum GFAR of 0.05 for single-family dwellings and 0.10 for farm-related structures

**Table continued on next page.**

**Table B.2 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
GA General Agricultural District	All EA District principal uses; hobby farms; medical clinics; specified furniture and home furnishing stores; and one-family detached dwellings	All EA District conditional uses excluding warehousing and storage; and automotive rentals	20 acres	Minimum and maximum floor area requirements are the same as for the EA District; Maximum GFAR of 0.05 for single-family dwellings
PUD Planned Unit Development District	All R-1 District principal uses except one-family detached dwellings; two-family attached dwellings; multiple-family dwellings; community living arrangements; <sup>j</sup> row dwellings not greater than six dwelling units; specified retail and service uses; automotive dealers and service stations; hiking and nature trails and areas; telecommunications; gas/natural gas transmission and distribution; trucking and warehousing; wood, cabinetry, container, furniture, and millwork manufacturing; textile manufacturing; glass production; printing and publishing; and other specified industries and services	Community living arrangements; <sup>j</sup> lands and buildings used for agricultural purposes; accessory building(s) exceeding 1,200 square feet; one-family detached dwellings; specified retail and service uses; postal service; electric, gas, and sanitary services; private clubhouses and bathhouses; specified fabricated metal products; specified textile mills; wholesale trade; auto repair and services; and other specified industries and services	-- <sup>k</sup>	Maximum GFAR and NFAR of 0.23 and 0.42 (respectively) for office uses, 0.31 and 0.57 for commercial retail sales and service uses, 0.50 and 0.91 for industrial uses, 0.23 and 0.42 for institutional uses
HFA Hobby Farm Agricultural District	All GA District principal uses	All GA District conditional uses except radiotelephone communications	10 acres	2,000 minimum, plus 200 per each additional bedroom in excess of three, for one-story dwellings; 2,400 minimum, with 1,200 first floor bedroom in excess of three, for multi-story dwellings; Add 200 to minimum first floor area and total area for dwellings with basements under 600

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Barton zoning ordinance and map for specific zoning information.

<sup>a</sup>The R-5 District contains two permitted use "open space subdivision" options, which have consistent minimum floor area requirements but different lot dimension requirements. The minimum lot area requirement listed in this table is for Option 1. Refer to the Town of Barton zoning ordinance for more information.

<sup>b</sup>The R-6 District contains four separate permitted use "open space subdivision" options: RS-1, RS-2, RS-3, and RS-4. The options have varying minimum floor area and lot dimension requirements, with RS-4 being the most restrictive and RS-1 being the least restrictive. The minimum floor area and lot dimension requirements listed are for the RS-1 option. Refer to the Town of Barton zoning ordinance for more information.

<sup>c</sup>The R-7 District contains three separate permitted use "conventional subdivision" and "open space subdivision" options, including RS-1, RS-2, and RS-3, with RS-3 being the most restrictive option and RS-1 being the least restrictive. While the minimum floor area and lot dimension requirements vary between options, the requirements for each option are consistent between subdivision types. The minimum floor area and lot dimension requirements listed in this table are for the RS-1 option as it applies to either conventional or open space subdivisions. Refer to the Town of Barton zoning ordinance for more information.

<sup>d</sup>For apartments permitted on a second level only, the maximum gross floor area ratio (GFAR) is 0.37 and the maximum net floor area ratio (NFAR) is 0.74.

**Table continued on next page.**

**Table B.2 (Continued)**

<sup>e</sup> The maximum GFAR for the Community Business District is 0.34 and the maximum NFAR is 0.53.

<sup>f</sup> Minimum lot size may be reduced to 30,000 square feet for all land uses except restaurants if primary access to the property is afforded by a single access drive shared with an abutting property.

<sup>g</sup> For warehousing uses, the maximum GFAR is 0.89 and the maximum NFAR is 1.48.

<sup>h</sup> For warehousing uses, the maximum GFAR is 0.81 and the maximum NFAR is 1.48.

<sup>i</sup> For apartments, the maximum GFAR is 0.37 and the maximum NFAR is 0.74.

<sup>j</sup> Community living arrangements (CLAs) for eight or fewer residents are a principal use in a PUD District parcel developed with single-family dwellings. CLAs for 15 or fewer residents are a principal use in a PUD District parcel developed with multi-family dwellings. CLAs with more residents than the preceding maximums may be allowed as a conditional use in the PUD District.

<sup>k</sup> Individual uses and structures within a PUD District must comply with the requirements set forth by the Plan Commission as conditions of approval of the PUD District. Refer to the Town of Barton zoning ordinance for more information.

<sup>l</sup> For mixed compatible uses, the appropriate standard for each individual land use type and its corresponding site area should be applied.

Source: Town of Barton Zoning Ordinance (adopted in July 1995 with amendments through August 2015) and SEWRPC

**Table B.3  
Town of Erin Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A Agricultural District	Single-family farm dwellings with garage; home occupations; crop production; livestock operations under 300 head; poultry raising under 1,000 birds; dairying; fish farming; fish hatcheries; field nurseries; orchards; and accessory structures	Churches and schools; cemeteries; two-family farm dwellings; agricultural warehouses; livestock operations over 300 head; poultry raising over 1,000 birds; kennels and pet grooming; housing for farm laborers; seasonal roadside stands; parks; and man-made ponds <sup>a</sup>	35 acres <sup>b</sup>	--
AN Agricultural No Development District	All A District principal uses except no new single-family dwellings may be created	All A District conditional uses	35 acres	--
R-1 Single-Family Residential District	Single-family dwellings with garage; accessory structures not exceeding 900 square feet; yard and gardening equipment storage structures not exceeding 120 square feet; home occupations; bus shelter; and group homes serving eight or fewer residents	Churches and schools; public parks and playgrounds; and accessory structures exceeding 900 square feet	1.5 acres	1,200 minimum for one-story dwelling with full basement; 1,400 minimum, with 800 first floor minimum, for two-story dwelling with full basement <sup>c</sup>
R-3 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	3 acres	Minimum floor area requirements are the same as for the R-1 District
R-5 Single-Family Residential District	All R-1 District principal uses; and the keeping of livestock limited to no more than one livestock unit per two acres	All R-1 District conditional uses	5 acres	Minimum floor area requirements are the same as for the R-1 District
R-10 Single-Family Residential District	All R-5 District principal uses	All R-1 District conditional uses	10 acres	Minimum floor area requirements are the same as for the R-1 District
R-20 Single-Family Residential District	All R-5 District principal uses	All R-1 District conditional uses	20 acres	Minimum floor area requirements are the same as for the R-1 District
DLR Druid Lake Residential District	Single-family dwellings; home occupations; essential services (i.e. public utilities); legal structures and uses in existence prior to the effective date of the ordinance; private garages (attached or detached); and carports and school bus shelters	Mother-in-law suites	1.5 acres <sup>d</sup>	1,200 minimum, with 1,000 first floor minimum; 3,000 maximum
B Business/Commercial District	Home occupations; agricultural operations; <sup>e</sup> and adult-oriented establishments	Commercial uses including all non-manufacturing industries, trades, and services as defined in the Standard Industrial Classification (SIC) manual	1.5 acres	--
I Industrial District	All B District principal uses with the exception of adult-oriented businesses	Industrial uses including all manufacturing uses as classified by the SIC manual	1.5 acres	--

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**Table B.3 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
I-1 Institutional	Public schools (K-12); governmental public service facilities, including public works facilities, public safety facilities, community centers, and emergency shelters; offices and facilities of public utilities; all permitted uses of the P-R District <sup>1</sup>	Hospitals; sanitariums; medical clinics; community-based residential facilities; assisted living centers; churches; traditional libraries; museums and art galleries; non-public schools and educational facilities; daycares / preschools outside of residential dwellings; activities associated with the principal use or conditional use established to complement/support the principal or conditional use; telecommunication facilities; and energy conservation facilities	40,000 sq. ft.	--
PR Park-Recreational District	Parks; playgrounds; neighborhood tot lots; picnicking areas; playfields; hiking and nature trails and walks; botanical gardens; nature conservancies and arboretums; outdoor ice skating; sledding; tobogganing and ski hills (without facilities); and historic monuments <sup>1</sup>	All permitted principal uses are conditional if privately owned or if operated by a nongovernmental entity. Additional conditional uses include boat access/rental sites, hunting clubs and archery and firearm ranges, clubhouses, trails, ski hills, and golf courses	--	--
UC Upland Conservancy District	Agricultural uses; <sup>9</sup> hunting and fishing; preservation of scenic and historic areas; forest and game management; park and recreation areas; single-family dwellings with attached or detached garages; home occupations; bus shelters; and group homes for eight or fewer residents	Clustering of homes on one and one-half acre lots; <sup>9</sup> and mother-in-law suites	5 acres	--
LC Lowland Conservancy District	Agricultural uses and structures existing on 9/9/1979; wild crop harvesting, nature trails; forest management practices; wildlife preserves; hunting and fishing; public park and recreation areas without buildings; and soil and water conservation practices	Drainage projects and basins; ponds and fish hatcheries; water impoundments; private recreational facilities such as golf courses or recreational camps; and utility transmission lines and related facilities	--	--
F Floodplain District	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	--	--
SO Shoreland Overlay District	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance in addition to the underlying district - whichever is more restrictive	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance in addition to the underlying district - whichever is more restrictive	--	--

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Erin zoning ordinance and map for specific zoning information.

<sup>a</sup> In order to promote and encourage farming in the Town of Erin, existing farm dwellings may be exempted from the requirements of the Town of Erin zoning ordinance by conditional use permit.

<sup>b</sup> For all uses other than second farm dwellings.

<sup>c</sup> Minimum floor area requirements vary by dwelling size, including differences for one and one-half story, bi-level, and tri-level dwellings, as well as upon the type of basement, whether full or slab on grade. Refer to the Town of Erin zoning ordinance for more information.

**Table continued on next page.**

**Table B.3 (Continued)**

<sup>d</sup> For new development on land that has never been subdivided.

<sup>e</sup> Agricultural uses, including limits on the number of livestock, vary by parcel size in the B District. Refer to the Town of Erin zoning ordinance for more information.

<sup>f</sup> All of the listed PR District principal uses are permitted uses provided that the underlying lot is publicly owned and the principal uses are operated by a governmental entity.

<sup>g</sup> Permitted when conducted in accordance with Washington County Conservation Standards. The keeping of livestock is limited to no more than one livestock unit per two acres.

<sup>h</sup> Clustering may be allowed on upland areas of environmental corridors if the effect of allowing clustering would better preserve the resources that are being protected. If clustering is used, the R-1 District standards as to lot size, bulk restrictions, and yard requirements apply.

Source: Town of Erin Zoning Ordinance (adopted September 1992 with amendments through February 2015) and SEWRPC

**Table B.4  
Town of Farmington Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
RD Residential District	Single-family dwellings; manufactured single-family dwellings; public parks and playgrounds; community living arrangements and day care facilities serving eight or fewer persons; and home occupations	Two-family dwellings; community living arrangements serving more than eight persons; bed and breakfast establishments; schools, compatible public buildings, and public utility structures; churches; dependent units; and licensed nursery schools or day care facilities	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels <sup>a</sup>	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings
CE Country Estate Residential District	Single-family dwellings; manufactured homes; community living arrangements and day care facilities with a capacity for eight or fewer persons; accessory structures; and home occupations	Utility substations; solar collectors as an accessory structure; community living arrangements serving more than eight persons; bed and breakfast inns; Planned Unit Developments (PUDs); licensed nursery schools and day care facilities; and dependent units	3 acres	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings <sup>b</sup>
AG Agricultural District	Dairying; grazing; crop or sod farming; livestock operations; commercial feedlots; poultry raising; forest and game management; fish farming; apiculture; floriculture; orchards; roadside produce stands; non-retail greenhouses and nurseries; single-family dwellings; home occupations; day care facilities with a capacity for eight or fewer persons; specified utilities; churches and schools; and public parks and golf courses	Agriculture-supporting services; agricultural warehouses; agritourism activities; agriculture-related retail or wholesale businesses; bed and breakfast establishments; cemeteries; licensed nursery school or day care facilities; dependent units; retail greenhouses and nurseries; kennels; home industry businesses; storage and sale of feed and fertilizer; and two-family dwellings	40,000 sq. ft. for existing parcels; 5 acres for new parcels <sup>a</sup>	1,200 minimum for one-story dwellings; 1,400 minimum, with 800 first floor minimum, for two-story dwellings; 20% maximum lot coverage
CD Commercial District	Banks and financial institutions; department, grocery, and retail stores; wholesale establishments; professional or business offices; feed mills; theaters; restaurants; single-family dwellings; and governmental offices	Automobile sales and rental establishments; automobile parts and service; miscellaneous repair shops; gasoline service stations; kennels; and motels and hotels	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels	1,200 minimum per dwelling unit for one-story buildings with or without commercial uses; 1,400 minimum per dwelling unit for multi-story structures
ID Industrial District	All CD District principal uses except churches, schools, and residential uses; and warehouses	Manufacturing; wholesale establishments and warehouses; light industry and service uses; public facilities and uses; agriculture-related industry and service uses; storage uses; and quarrying	40,000 sq. ft. for existing parcels; 1.5 acres for new parcels	50 percent maximum lot coverage
PUD Planned Unit Development District	All uses are conditional	Per underlying basic use district or as determined by the Town Board	Per underlying basic use district or as determined by the Town Board	Per underlying basic use district or as determined by the Town Board

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Farmington zoning ordinance and Map for specific zoning information.

<sup>a</sup> For single-family dwellings, including manufactured homes as specified in Section 13-1-42(b) of the Town zoning ordinance.

<sup>b</sup> Minimum floor area requirements vary for bi-level and tri-level dwellings. Refer to the Town of Farmington zoning ordinance for more information.

Source: Town of Farmington Zoning Ordinance (adopted October 2005 with amendments through October 2015) and SEWRPC

**Table B.5  
Town of Germantown Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
Conservancy District	Grazing; harvesting of wild crops; hunting and fishing; sustained yield forestry; dams and hydro-electric power transmission; telephone, telegraph, and power transmission; and non-residential buildings used for raising lowland animals, fowl, or fish	None	None	--
A Residence District	Single-family residences; farming and dairying; public parks, community centers, and playgrounds; golf courses and similar recreational uses not operated as a business; truck gardening, non-commercial greenhouses, and nurseries; and roadside sale of farm products	Home occupations	3 acres	1,400 minimum for one-story dwellings; 1,800 minimum, with 900 first floor minimum, for two-story dwellings; 1,800 minimum for split-level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District principal uses; cemeteries not exceeding ten acres; tourist homes; and motels	Home occupations	3 acres	Minimum floor area requirements are the same as for the A Residence District
Agricultural District	All B Residence District principal uses; livestock; poultry raising; golf courses; airports; kennels; and animal hospitals	Home occupations	3 acres	Minimum floor area requirements are the same as for the A Residence District
Local Business District	All B Residence and Agricultural District principal uses; multi-family dwellings; automobile sales and service; banking institutions; police or fire stations; restaurants and taverns; and retail businesses	Adult-oriented businesses and home occupations	3 acres with a minimum of 40,000 sq. ft. per dwelling unit for multi-family development	Minimum floor area requirements for single-family residences are the same as for the A Residence District; 1,400 minimum per dwelling unit for multi-family buildings
Commercial and Light Manufacturing District	All A Residence, B Residence, Agricultural, and Local Business District principal uses; and any other uses except specified manufacturing, storage, and salvage uses	None	3 acres	Minimum floor area requirements are the same as for the Local Business District
Industrial District	All A Residence, B Residence, Local Business, Agricultural, or Commercial and Light Manufacturing District principal uses; quarries, sand or gravel pits, and excavation for the purposes of removing stone or gravel; and any other uses except specified manufacturing, storage, and salvage uses	None	Same as for the Local Business District	Minimum floor area requirements are the same as for the Local Business District

Note: This table is a summary and should not be used as a guide to answer zoning-related questions Refer to the Town of Germantown zoning ordinance and map for specific zoning information.

Source: *Town of Germantown Zoning Ordinance (adopted July 1954 with amendments through August 1979) and SEWRPC*

**Table B.6  
Town of Hartford Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
AP Agricultural Preservation District	General agricultural practices; roadside stands; and single-family homes unrelated to farming that existed prior to September 9, 1979	Intensive agricultural practices; agricultural rental buildings; farm dwellings; two-family dwellings; manufactured homes; day care centers; farm-based businesses and farm markets; seed and feed sales; non-metallic mining; accessory energy systems; wind and solar energy facilities; landing strips; commercial riding stables; telecommunication facilities; and utilities	35 acres <sup>b</sup>	1,000 minimum for one-story dwellings; 1,200 minimum for multi-story dwellings <sup>c</sup>
AT Agricultural Transition District	All AP District principal uses	All AP District conditional uses except intensive agricultural practices; cemeteries; public and private institutions; and public recreation	35 acres <sup>b</sup>	Minimum floor area requirements are the same as for the AP District
RR Rural Residential District	Single-family dwellings; agricultural rental buildings; home occupations; public institutional uses; and public recreation	Two-family dwellings; manufactured homes; bed and breakfast establishments; day care centers; commercial riding stables; kennels; veterinarian services; roadside stands; cemeteries; private institutional uses; accessory energy systems; and wind and solar energy facilities	40,000 sq. ft.; 2 acre maximum	Minimum floor area requirements are the same as for the AP District. 20 percent maximum lot coverage
R Residential District	Single-family dwellings; community living arrangements serving eight or fewer residents; home occupations; private and public institutional uses; and public recreation	Two-family dwellings; community living arrangements serving more than eight residents; bed and breakfast establishments; accessory energy systems; and day care centers	40,000 sq. ft. for unsewered; 12,000 sq. ft. for sewered	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage
R4 Pike Lake Residential District	All R District principal uses	All R District conditional uses; wind and solar energy facilities	12,000 sq. ft. for new residential use; 7,500 sq. ft. for existing lots	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage
C Commercial District	Office buildings; home occupations; retail sales and service; indoor entertainment; commercial parking; seed and feed sales; veterinarian services; accessory residences; and private and public institutional uses	Hotels and motels; kennels; auto repair, sales, and service stations; farm machinery services; trade and contractor establishments; agricultural bulk product collection, storage, and transfer; agricultural product processing; accessory energy systems; telecommunication facilities; and mini-warehouses	40,000 sq. ft. for unsewered; 12,000 sq. ft. for sewered	Minimum floor area requirements are the same as for the RR District; 35 percent maximum lot coverage
LI Light Industrial District	Agricultural bulk product collection, storage, and transfer; agricultural product processing; light industry; auto repair, sales, and service stations; farm machinery services; warehousing, wholesaling and trucking; mini-warehouses; wood processing plants; office buildings; commercial parking; retail sales and service; trade and contractor establishments; and indoor entertainment	Asphalt and concrete plants; recycling and waste recovery facilities; accessory energy systems; telecommunication facilities; and salvage or junk yards	40,000 sq. ft. for unsewered; 5,000 sq. ft. for sewered	50 percent maximum lot coverage

Table continued on next page.

**Table B.6 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
WC Wetlands Conservancy District	Hiking; fishing; pasturing of livestock; the cultivation of agricultural crops; the construction and maintenance of duck blinds; wild crop harvesting; silviculture; and piers and docks Public recreation	Construction of roads necessary to conduct silvicultural activities or agricultural cultivation; nonresidential buildings; parks and recreation areas; and utilities	--	--
OR Outdoor Recreation District		Single-family dwellings; privately-owned outdoor commercial recreation uses; accessory energy systems; telecommunication facilities; and commercial riding stables	40,000 sq. ft.	Minimum floor area requirements and maximum lot coverage are the same as for the RR District 20 percent maximum lot coverage

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Hartford zoning ordinance and map for specific zoning information.

<sup>a</sup> *Communication towers and antennas exceeding 35 feet in height are allowed as conditional uses in all districts except the Residential, Rural Residential, and the Wetlands Conservancy Districts. Accessory energy systems are allowed as conditional uses in all districts except the Wetlands Conservancy District.*

<sup>b</sup> *New residential dwellings constructed in the AP and AT Districts may be permitted on parcels under 35 acres in size if consistent with requirements set forth in the Town zoning ordinance. Refer to the Town of Hartford zoning ordinance for information.*

<sup>c</sup> *All single-family dwellings must have a minimum floor area of 1,000 square feet for a one-story dwelling and 1,200 square feet for a multi-story dwelling.*

Source: Town of Hartford Zoning Ordinance (adopted in January 1999 with amendments through May 2012) and SEWRPC.

**Table B.7  
Village of Jackson Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural District	None	All uses in the A-1 District are conditional <sup>a</sup>	5 acres <sup>b</sup>	1,100 minimum, with 750 first floor minimum
R-1 Single-Family Residential District	Single-family dwellings at densities not to exceed 2.7 dwelling units per net acre; permitted accessory uses include private garages and carports; gardening, tool, and storage sheds incidental to the residential use; home occupations and professional home offices as specified in Section 14.02 of the zoning ordinance	None	16,000 sq. ft.	1,100 minimum, with 750 first floor minimum
R-2 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 3.1 dwelling units per net acre	None	14,000 sq. ft.	1,100 minimum, with 750 first floor minimum
R-3 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 3.6 dwelling units per net acre	None	12,000 sq. ft.	1,000 minimum, with 600 first floor minimum
R-4 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 4.4 dwelling units per net acre	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 2,500 square feet per person and a minimum principal building area of 200 square feet per person	10,000 sq. ft.	1,000 minimum, with 600 first floor minimum
R-5 Single-Family Residential District	All R-1 District principal uses at densities not to exceed 5.4 dwelling units per net acre	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 2,000 square feet per person and a minimum principal building area of 200 square feet per person	Varies <sup>c</sup>	800 minimum for a one bedroom dwelling; 900 minimum for a two bedroom dwelling; 1,000 minimum for a three bedroom dwelling
R-6 Two-Family Residential District	Two-family dwellings at densities not to exceed 7.2 dwelling units per net acre; single-family dwellings; permitted accessory uses include private garages and carports; gardening, tool, and storage sheds incidental to the residential use; home occupations and professional home offices as specified in Section 14.02 of the zoning ordinance	Group homes, foster homes, and half-way houses provided that there shall be a minimum lot area of 1,500 square feet per person and a minimum principal building area of 200 square feet per person	12,000 sq. ft.	700 minimum for a one bedroom dwelling; 1,000 minimum for a two bedroom dwelling

**Table continued on next page.**

**Table B.7 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-8 Multiple-Family Residential District	None	All uses in the R-8 District are conditional <sup>d</sup>	Minimum of the larger of 16,000 sq. ft. in area or 3,000 sq. ft. for a one bedroom dwelling unit; 3,500 sq. ft. for a two bedroom dwelling unit	No principal building shall have a floor area of less than the larger of 2,000 square feet or: 500 minimum for a one bedroom dwelling; 700 minimum for a two bedroom dwelling; 900 minimum for a three bedroom (or larger) dwelling
R-9 Mobile Home Park District	None	All uses in the R-9 District are conditional <sup>e</sup>	Minimum park size 20 acres 5,000 sq. ft. for a single module mobile home 7,200 sq. ft. for a double-wide module mobile home	--
B-1 Community Business District	None	All uses in the B-1 District are conditional <sup>f</sup>	1 acre	--
B-2 Downtown Business District	None	All uses in the B-2 District are conditional <sup>g</sup>	7,000 sq. ft.	--
M-1 Limited Manufacturing District	None	All uses in the M-1 District are conditional <sup>h</sup>	10,000 sq. ft.	--
M-2 General Manufacturing District	None	All uses in the M-2 District are conditional <sup>i</sup>	1 acre	--
P-1 Park and Recreation District	None	All uses in the P-1 District are conditional <sup>j</sup>	--	--
I-1 Institutional and Public Service District		All uses in the I-1 District are conditional <sup>k</sup>	8,000 sq. ft.	--
PUD Planned Unit Development District	Residential; commercial; industrial; and open space and land for public use	Recreational areas and parks; off-street parking; common areas; internal pedestrian and vehicular circulation	--	--

**Table continued on next page.**



### Table B.7 (Continued)

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Jackson zoning ordinance and Map for specific zoning information.

- <sup>a</sup> *The A-1 Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not yet committed to urban development. It is further the intent of this district to protect lands herein from urban development until their orderly transition into urban-oriented districts is required.*
- <sup>b</sup> *Farm structures hereafter erected, moved, or structurally altered shall provide a contiguous area of not less than five acres and no farm parcel shall be less than 300 feet in width at the setback line.*
- <sup>c</sup> *Lots created after January 1, 1991, shall have a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line. Lots created prior to January 1, 1991, shall have a minimum of 8,000 square feet in area and shall not be less than 50 feet in width at the setback line. Single lots created as an infill lot (the remaining space between two platted and zoned single-family residential lots; between one platted and zoned single-family residential lot and a right-of-way boundary; or between a platted and zoned single-family residential lot and a lot zoned for uses other than single-family residences) shall have a minimum area of 8,000 square feet and shall not be less than 50 feet in width at the setback line.*
- <sup>d</sup> *The R-8 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water.*
- <sup>e</sup> *The R-9 Mobile Home Park District is intended to provide for the location of mobile home parks in a residential setting that is compatible with or buffered from adjacent land use.*
- <sup>f</sup> *The B-1 Community Business District is intended to provide for individual or small groups of retail and customer service establishments.*
- <sup>g</sup> *The B-2 Downtown Business District is intended to provide for the orderly continuation of the traditional central business district.*
- <sup>h</sup> *The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulations.*
- <sup>i</sup> *The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls.*
- <sup>j</sup> *The P-1 Park and Recreation District is intended to provide for areas where the recreational needs, both public and private, of the populace can be met without undo disturbance of natural resources and adjacent uses.*
- <sup>k</sup> *The I-1 Institutional and Public Service District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas that are under public or public-related ownership and where the use for public purpose is expected to be permanent.*

Source: Village of Jackson Zoning Ordinance (adopted September 1998) and SEWRPC

**Table B.8  
Town of Jackson Zoning Ordinance Summary of District Regulations**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
A-1 Agricultural/Rural Residential District	Apiculture; contract sorting, grading, and packaging of fruits and vegetables; corn shelling, hay baling, and threshing services; dairy farming; floriculture; grazing or pasturing of domestic livestock not to exceed 10 acres in area; grist milling services; horticultural service; orchards; plant nurseries; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; single-family dwelling with a garage; and essential services	Airports, airstrips, and landing fields; utilities; housing for farm laborers; additional single-family or two-family residential dwelling for a child or parent of the farm operator; agricultural warehousing; commercial raising, propagation, or boarding of animals; commercial butchering; pea vineries; boat and recreation vehicle storage; animal hospitals; boarding stables; operation of motorized off-road vehicles; raising, propagation; and/or butchering of non-domestic livestock; seasonal retail trade other than a roadside stand; accessory structures, bed and breakfast establishments; home industries; transitional single-, two-, or multi-family residential; clustered residential developments; in-law unit; transitional business uses; transitional industrial uses; recreational uses; wind and solar energy conversion systems; earth-sheltered structures; and cellular and digital communication antennas and towers	5 acres	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet
A-2 Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing or pasturing; keeping and livestock raising; orchards; plant nurseries; poultry raising; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; single-family dwelling with a garage; existing dwellings not accessory to any farm operation or dwellings remaining after the consolidation of farms; and essential services	Airports, airstrips, and landing fields; utilities; housing for farm laborers; additional single-family or two-family residential dwelling for a child or parent of the farm operator; agricultural warehousing; commercial raising, propagation, or boarding of animals; commercial butchering; veterinary services; pea vineries; boat and recreation vehicle storage; operation of motorized off-road vehicles; raising, propagation, and/or butchering of non-domestic livestock; accessory structures; bed and breakfast establishments; wind and solar energy conversion systems; earth-sheltered structures and cellular and digital communication antennas and towers	35 acres	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet
R-1 Single-Family Residential District	Single-family dwellings with a garage (not to exceed 0.73 dwelling units per net acre); community living arrangements which have a capacity for eight or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; community living arrangements with a capacity for nine or more persons; bed and breakfast establishments; storage of recreational and operation of motorized off-road vehicles; transitional single-, two-, or multi-family and clustered residential; recreational uses; wind/solar energy conversion; and earth sheltered structures	60,000 sq. ft.	1,200 minimum for a one-story dwelling 1,800 minimum for a multi-story dwelling; with 1,000 first floor minimum

Table continued on next page.

**Table B.8 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-2 Two-Family Residential District	Two-family dwellings with garages (not to exceed 1.45 dwelling units per net acre); community living arrangements which have a capacity for eight or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; community living for nine or more persons; storage of recreational and operation of motorized off-road vehicles; transitional single-, two-, or multi-family and clustered residential; recreational uses; and wind/solar energy conversion	60,000 sq. ft.	1,200 minimum per unit, with 1,200 first floor minimum
R-3 Multi-Family Residential District	Multi-family dwellings (not to exceed 2.18 dwelling units per net acre); community living arrangements which have a capacity for fifteen or fewer persons; foster family homes; family day care homes; and essential services	Utilities; rest homes; housing for the elderly; community living for 16/more persons; mobile home parks; storage of recreational and operation of motorized off-road vehicles; recreational uses; wind/solar energy conversion	60,000 sq. ft. and no less than 20,000 sq. ft. per unit	2,000 minimum per unit, with 900 first floor minimum per unit
B-1 Shopping Center Business District	Antique and appliance stores; art galleries; bakeries; banks; barber/beauty shops; book stores; business offices; camera stores; clinics; clothing stores; confectioneries; delicatessens; department and drug stores; electronic equipment sales, service, and repair; florists; furniture, gift, grocery, and hardware stores; hobby shops; insurance sales offices; interior decorators; jewelry stores; law offices; music, newspaper, office supply, and optical stores; packaged beverage and paint/glass/wallpaper stores; parking lots/structures; physical fitness centers; plumbing/heating supplies; professional and public utility offices; publishing houses; radio/television studios; real estate sales offices; restaurants (except drive-ins); self-service laundry and dry cleaning establishments; shoe and leather goods, soda fountain/ice cream, and sporting goods, and variety stores; tailor/ dressmaking shop; taverns/cocktail lounges; theaters; tobacco stores; travel agency; and video sales/rental	Utilities; public passenger transportation terminals; drive-in establishments; funeral homes; rest homes; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	None <sup>a</sup>	--
B-2 Highway Business District	Automotive sales and service; bowling alleys; building supply stores (excluding lumber yards); business offices; banks and other financial institutions; garden centers; gasoline service stations; motels; photography and art studios; professional offices; restaurants (including drive-ins); and self-service storage facilities	Utilities; funeral homes; rest homes; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	40,000 sq. ft.	--

Table continued on next page.

**Table B.8 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
M-1 Limited Manufacturing District	Automotive body repair; apparel; automatic temperature controls; brooms/brushes; candy; cereal; commercial bakeries and greenhouses; notions; dental equipment; electro-/stereotyping; electrical appliances/devices; engineering/laboratory instruments; extracts; floor coverings; food locker plants; fresh/frozen produce/specialties; glass manufacturing; leather goods; millinery; furniture/furnishings; frozen desserts; jewelry; laboratories; leather fabrication (not including tanning); machine shops; manufacturing/bottling of nonalcoholic beverages; mechanical measuring/controlling instruments; musical instruments; ophthalmic goods/instruments; orthopedic, prosthetic, and surgical supplies; fur product packaging/assembly; pharmaceutical processing; photoengraving instruments; photographic equipment/supplies; pressed/molded pulp goods; printing/publishing; paper products; textile dyeing/finishing; toys/sporting goods; warehousing; clocks; wholesaling; wool processing; yarns/threads	Airports, airstrips, and landing fields; utilities; public passenger transportation terminals; industrial transportation/truck terminals; lumber yards; radio/television transmission towers; recreational uses; wind/solar energy conversion; cellular/digital antennas/towers	40,000 sq. ft.	--
M-2 General Manufacturing District	Those uses permitted in the M-1 Limited Manufacturing District; manufacturing of automobiles; hand tools/hardware; electric lighting, wiring, transmission, and distribution equipment; electrical industrial apparatus; electrometallurgical products; engines/turbines; farm machinery/equipment; kitchen articles; glass; heating apparatuses and plumbing fixtures; household appliance; metal containers; motorcycles/bicycles; nonhazardous chemicals; office, computing and accounting machines; small arms ammunition; screw machine and wire products; signaling/fire control equipment	Airports, airstrips, and landing fields; utilities; passenger and industrial transportation terminals; pea vineries, creameries, and condenseries; animal reduction facilities; disposal areas/incinerators; lumber yards; manufacturing of potentially hazardous materials; radio/television transmission towers; materials storage; aggregate/ready mix plants; recreational uses; wind and solar energy conversion; and cellular/digital communication antennas/towers	80,000 sq. ft.	--
Q-1 Quarrying District	None	Aggregate/ready-mix/asphalt plants; broken stone quarrying; crushing/processing of indigenous minerals; concrete product manufacturing; peat/soil removal; quarrying; sand/gravel quarrying; stockpiling; rock/slate/gravel/sand/mineral washing, refining, or processing; utilities; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	3 acres	--

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**Table B.8 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
L-1 Landfill District	None	Sanitary landfills operated in accordance with Chapters NR 500 through NR 551 of the Wisconsin Administrative Code; structures and lands as designated on the approved site restoration/reuse plan; utilities; recreational uses; and wind/solar energy conversion	20 acres	--
I-1 Institutional District	Public or private schools, colleges, and universities; churches; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, public parks, and public service buildings; and public utility offices	Utilities; housing for the elderly; bed and breakfast establishments; recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	40,000 sq. ft.	1,200 for a one-story dwelling 1,800, for a multi-story dwelling, with 1,000 first floor minimum
P-1 Park District	Botanical gardens and arboretums; exhibition halls; fairgrounds; golf courses without country club facilities; historic monuments or sites; hiking, biking, and nature trails; outdoor skating rinks; park and playgrounds; picnicking areas; playgrounds or athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches; swimming pools; and tennis courts	Utilities; condominiums; <sup>b</sup> recreational uses; wind/solar energy conversion; and cellular/digital antennas/towers	--	--
C-1 Lowland Conservancy District	Hiking, fishing, trapping, swimming, and boating; harvesting of wild crops; silviculture; construction and maintenance of fences; existing agricultural uses; ditching, tiling, dredging, excavating, or filling done to maintain or repair an existing agricultural drainage system; construction and maintenance of piers, docks, and walkways; and the maintenance, repair, replacement, and reconstruction of existing streets, roads, and bridges	Utilities; recreational uses; wind/solar energy conversion	--	--
C-2 Upland Conservancy District	Agricultural uses in accordance with County Conservation Standards; general farm buildings; preservation of scenic, historic, and scientific areas; forest management; fish hatcheries; game farms/management; hunting/fishing clubs; park/recreation areas; single-family dwellings; and keeping of/raising domestic stock	Utilities; bed and breakfast establishments; recreational uses; and wind/solar energy conversion	5 acres	1,400 minimum, with 900 first floor minimum
Planned Unit Development (PUD) Overlay District	Uses permitted in a PUD Overlay District shall conform to uses generally permitted in the underlying basic use district <sup>c</sup>	Utilities; recreational uses; wind energy conversion systems; and solar energy conversion systems	Varies <sup>d</sup>	--

**Table continued on next page.**

**Table B.8 (Continued)**

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Jackson zoning ordinance and map for specific zoning information.

<sup>a</sup> Individual business sites in the B-1 District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards. Shopping centers shall contain a minimum area of five acres.

<sup>b</sup> One- or two-family dwellings when created as a Planned Unit Development Overlay District.

<sup>c</sup> The PUD Overlay District may be used for developments in the following basic use districts: R-1 Single-Family Residential, R-2 Two-Family Residential, R-3 Multi-Family Residential, B-1 Shopping Center Business District, B-2 Highway Business District, M-1 Limited Manufacturing District, M-2 General Manufacturing District, I-1 Institutional District, P-1 Park District, and A-1 Agricultural/Rural Residential District.

<sup>d</sup> An area designated as a PUD Overlay District shall be under single or corporate ownership or control, and shall contain a minimum development area as follows:

- 5 acres for an A-1 Agricultural/Rural Residential PUD.
- 5 acres for a Residential PUD
- 5 acres for a Commercial PUD
- 10 acres for a Mixed Compatible Use PUD
- 20 acres for an Industrial PUD

Source: Town of Jackson Zoning Ordinance (adopted June 1993) and SEWRPC

**Table B.9  
Town of Kewaskum Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
EA Agricultural Preservation District	Beekeeping; dairy farming; essential services; single-family farm dwelling w/garage; floriculture; grazing or pasturing; horticultural service; orchards; plant nurseries; raising of domestic animals or poultry; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; and grape growing	Additional existing dwellings; agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels, and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home industries; housing for farm laborers, seasonal and migratory farm workers; manure storage facilities; nonmetallic mineral extraction and quarrying; off-road vehicle racing or operation; parking; pea vineries, creameries, and condenseries; planned unit developments (PUDs); raising exotic animals; roadside stands; and salvage operations, recycling centers, and automobile wrecking yards; sawmills; and utilities	10 acres; Maximum overall density of one single-family dwelling per 10 acres	1,200 minimum
A-1 Agricultural/Open-Space District	Beekeeping; contract sorting, grading, and packaging of fruits and vegetables; corn shelling, hay baling, and threshing services; dairy farming; single-family dwelling w/garage; essential services; floriculture; grazing or pasturing; grist milling services; horticultural service; orchards; plant nurseries; raising of domestic animals; <sup>a</sup> raising of rabbits; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; grape growing; and viticulture	Agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home industries; housing for farm laborers and seasonal and migratory farm workers; manure storage facilities; nonmetallic mineral extraction and quarrying; off-road vehicle racing or operation; pea vineries, creameries, and condenseries; PUDs; raising of domestic animals; <sup>a</sup> raising of fur-bearing animals; raising of exotic animals; salvage yards, recycling centers, and automobile wrecking yards; and utilities	3 acres; Maximum overall density of one single-family dwelling per five acres <sup>b</sup>	1,200 minimum
R-1 Single-Family Residential District	Single-family dwellings with an attached or detached garage, and essential services	Bed and breakfast establishments; energy conservation; home industries; public parks; raising of domestic animals; <sup>a</sup> rest homes, nursing homes, clinics, and commercial children's nurseries; and utilities	1 acre; Maximum overall density of one single-family dwelling per acre	1,200 minimum

Table continued on next page.

**Table B.9 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
B-1 Business District <sup>c</sup>	Agricultural equipment sales and service; antique and collectors stores; automotive sales and service; barber shops; beauty shops; bowling alleys; building supply stores (excluding lumber yards); business offices; cocktail lounges and taverns; garden centers; gasoline stations; gift stores; self-service storage facilities; tailor or dressmaking shops; and transportation facilities for buses, limousines, or taxis	Adult entertainment establishments; animal hospitals, veterinary services, and boarding of animals; commercial recreation facilities; communications antennas and towers; construction services; energy conservation uses; fuel oil, bottled gas, liquid petroleum gas, and ice dealers; lumber yards, millwork, saw mills, and planning mills; outdoor display of retail merchandise; recycling collection point; residential quarters; accessory solar energy collectors; and utility substations, municipal wells, pumping stations, and towers	1 acre	--
M-1 Manufacturing District <sup>c</sup>	General light manufacturing; commercial greenhouses; food locker plants; printing and publishing; self-service storage facilities; warehousing; and wholesaling	Animal reduction facilities, forges, foundries, slaughter houses, stockyards, and tanneries; automobile wrecking yards; communication antennas and towers; composting sites and related operations; energy conservation uses; incinerators, salvage yards and sewage disposal plants; lumber yards and building supply yards; machine shops; tool and die manufacturing; manufacturing or processing of specified materials; radio and television towers/studios; recycling centers/collection point; storage of potentially hazardous materials; transportation and truck terminals; freight forwarding services; and utility substations, municipal wells, pumping stations, and towers	1 acre	--
I-1 Institutional District <sup>c</sup>	Public or private schools; churches, cemeteries, and crematoriums; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, parks, and service buildings; and public utility offices	Airports, airstrips, and landing fields; <sup>d</sup> cemeteries and crematoriums; communication antennas and towers; penal and correctional institutions; accessory solar energy collectors; transmitting, receiving, relay, and microwave towers and broadcast studios; and utility substations, municipal wells, pumping stations, and water towers	1 acre	1,200 minimum
P-1 Park District	Botanical gardens; golf courses without country club facilities; historic monuments or sites; hiking, biking, and nature trails; outdoor skating rinks; parks and playgrounds; picnicking areas; play/athletic fields; sledding, tobogganing, skiing or snowboarding; swimming pools; tennis courts; and existing single-family dwellings	Archery ranges; golf courses with country club facilities; utility substations, municipal wells, pumping stations, and water towers; and accessory solar energy collectors	3 acres <sup>e</sup>	--

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**Table B.9 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
C-1 Lowland Conservancy Overlay District	Hiking, fishing, trapping, swimming, and boating; harvesting of wild crops; silviculture; construction and maintenance of fences; existing agricultural uses; ditching, tiling, dredging, excavating, or filling to maintain/repair an existing agricultural drainage system; the construction and maintenance of piers, docks, and walkways; and the maintenance, repair, replacement, and reconstruction of existing streets and bridges	Roads necessary for conducting silviculture activities or for agricultural cultivation; construction and maintenance of non-residential buildings used solely for natural resource preservation purposes; public and private parks; public utilities and facilities; construction and maintenance of railroad lines; and fish hatcheries, game farms, and hunting clubs	--	--

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Kewaskum zoning ordinance and map for specific zoning information.

<sup>a</sup> The raising of domestic animals as a principal or conditional use is restricted by the size of the parcel and type of animal. Refer to the Town of Kewaskum zoning ordinance and map for information.

<sup>b</sup> Parcels with more than 50 percent of their total area situated within an environmental corridor must have a minimum area of five acres.

<sup>d</sup> Site plan review and approval is required for permitted uses in this district.

<sup>e</sup> Airports, airstrips, and landing fields are only permissible as conditional uses on parcels that are not less than 10 acres in area.

<sup>e</sup> Parcels with within an environmental corridor must have a minimum area of five acres.

Source: Town of Kewaskum Zoning Ordinance (adopted February 2007 and amended through December 2014) and SEWRPC

**Table B.10**  
**Village of Kewaskum Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Agricultural/ Transitional District	Agriculture; dairying; floriculture and nurseries; livestock or poultry raising; <sup>a</sup> general farm buildings; existing dwellings	Seasonal produce stands; fish hatcheries; game farms; livestock or poultry raising; <sup>b</sup> veterinarian services; energy conversion systems; and utility substations	5 acres	--
RS-1 Single-Family Residential District	Single-family dwellings; community living arrangements serving eight or fewer persons; foster family homes; family day care homes	Bed and breakfast establishments; community living arrangements serving more than eight persons; freestanding solar energy systems; and utility substations	10,000 sq. ft.	1,200 minimum, with 750 first floor minimum
RS-2 Single-Family Residential District	All RS-1 District principal uses and two-family dwellings existing prior to 1978	All RS-1 District conditional uses	7,200 sq. ft.	1,000 minimum, with 600 first floor minimum
RD-1 Two-Family Residential District	Two-family dwellings; single-family dwellings; community living arrangements serving eight or fewer persons; foster family homes; and family day care homes	All RS-1 District conditional uses and conversion of single-family dwellings into two-family dwellings	12,000 sq. ft.	1,000 minimum, with 600 first floor minimum, per dwelling unit
RM-1 Multifamily Residential District	Multifamily dwellings; two-family dwellings; community living arrangements serving 15 or fewer persons; foster family homes; and family day care homes	Community living arrangements serving 16 or more persons; housing for the elderly at a density not to exceed 22 units per acre; bed and breakfast establishments; freestanding solar energy systems; utility substations; and conversion of single-family dwellings into two-family dwellings	Varies <sup>c</sup>	1,800 minimum, with 900 minimum per dwelling unit for two-family dwellings; 500 minimum per dwelling unit for multifamily one-bedroom dwellings plus 120 per each additional bedroom up to three bedrooms <sup>d</sup>
B-1 Limited Business District	Specified retail stores and shops, and business and professional offices; <sup>e</sup> and civic, social, and fraternal associations	Specified retail stores and shops; specified business and professional offices; animal hospitals; antique/ second hand stores; bed and breakfast establishments; commercial adult and child care centers; funeral homes; roadside produce stands; construction services; and cellular towers	10,000 sq. ft.	--
B-2 Community Business District	All B-1 District principal uses; specified retail stores and shops; <sup>f</sup> office and customer service facilities; auto and marine craft sales and services excluding outdoor storage; and hotels and motels	All B-1 District conditional uses except bed and breakfast establishments; specified retail stores and shops; drive-through facilities; check cashing services; auto service stations; gymnasiums and athletic clubs; radio and television facilities; and adult-oriented establishments	10,000 sq. ft.	--
B-3 Central Business District	All B-2 District principal uses <sup>g</sup>	All B-2 District conditional uses except adult-oriented establishments and specified retail stores and shops; specified office and customer service facilities; bed and breakfast establishments; and housing for the elderly	5,000 sq. ft.	--

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**Table B.10 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
B-4 General Business and Warehousing District	Wholesaling, retail sales, and warehousing of specified products, including automobiles and marine craft, alcoholic beverages, produce, groceries, and furniture	Wholesaling, retail sales, and warehousing of specified products, including lawn and garden supplies, animal hospitals, dairy products and processing, freight yards, and meat products	10,000 sq. ft.	--
M-1 Limited Manufacturing District	Uses involving the manufacture, production or fabrication of specified products; the wholesaling, warehousing, or storage of specified goods and materials	Asphalt plants; canneries; commercial service facilities; energy conversion systems; forges and foundries; lumber yards; outdoor storage; recycling centers; and adult-oriented establishments	10,000 sq. ft.	--
M-2 General Manufacturing District	All M-1 District principal uses and all manufacturing, production, fabricating, and storage uses not permitted in any other industrial district, excluding the manufacture, production, or fabrication of explosives, flammable liquids, and gaseous or vaporous substances	All M-1 District conditional uses	20,000 sq. ft.	--
M-3 Extractive District	Essential services	Quarrying or other nonmetallic mining operations; washing, refining, or processing of materials when accessory to quarrying operations; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and utility substations	-- <sup>h</sup>	--
I-1 Institutional District	Adult and child care centers; hospitals and nursing homes, libraries; community centers; museums; public and private schools; public administrative offices and service buildings; post offices; religious institutions; public utility offices; and water storage tanks and towers	Cemeteries and funeral homes; housing for the elderly; health clubs; recycling centers; and energy conversion systems	10,000 sq. ft.	--
P-1 Park and Recreation District	Botanical gardens; hiking, biking, and nature trails; outdoor skating rinks; parks; and wildlife and plant life preserves	Amphitheaters and arenas; amusement parks; archery ranges; boat rentals, mooring, and access sites; campgrounds; country clubs; fairgrounds; golf courses; indoor firearm ranges; museums; playgrounds, picnicking, and play or athletic fields; resorts; swimming beaches and pools; and zoos	-- <sup>h</sup>	--
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Construction and maintenance of streets and bridges; nonresidential buildings used solely for purposes compatible with wetland preservation; utilities; railroads; and public and private parks and recreation areas	--	--
C-2 Upland Conservancy District	Forest management; hiking, fishing, and trapping; park and recreation areas; recreational trails; wildlife and plant preserves; and single-family dwellings	Clustered residential developments; fish hatcheries; bed and breakfast establishments; freestanding solar energy systems; and utility substations	5 acres	1,400 minimum, with 900 first floor minimum

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**Table B.10 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
RBT Residential/ Business Transition Overlay District <sup>1</sup>	Existing single- and two-family dwellings and associated accessory uses	Conditional uses permitted in underlying basic use district; modifications to existing uses or structures; and new accessory uses associated with existing dwellings	Minimum lot size requirements are the same as the underlying basic use zoning district	Minimum floor area requirements are the same as the underlying basic use zoning district
PUD Planned Unit Development (PUD) Overlay District <sup>1</sup>	None	Any use permitted in an underlying basic use zoning district may be permitted as a conditional use in a PUD	-- <sup>2</sup>	Minimum floor area requirements are the same as the underlying basic use zoning district

Notes: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Kewaskum zoning ordinance and map for specific zoning information. The Village adopted a separate floodplain ordinance in 2009 (amended in 2013). Floodplain requirements in the Village zoning ordinance were repealed in 2016.

<sup>a</sup> The limited keeping and raising livestock or poultry is restricted to not more than one head of domestic livestock or 20 head of poultry per acre.

<sup>b</sup> The keeping and raising livestock, with the exception of hogs, which is prohibited, that exceeds one head of domestic livestock or 20 head of poultry per acre.

<sup>c</sup> Minimum lot areas for multifamily dwellings vary depending on the number of bedrooms with a minimum of 1,200 sq. ft. Refer to the Village of Kewaskum zoning ordinance for more information.

<sup>d</sup> The minimum floor area for multifamily efficiency dwellings is 450 sq. ft. per dwelling unit.

<sup>e</sup> Principal retail uses, which exclude fuel and vehicle service stations, are not to exceed 1,500 sq. ft. of primary floor area. Business and professional offices and studios are not to exceed 1,000 sq. ft. of primary floor area.

<sup>f</sup> Principal retail uses are not to exceed 10,000 sq. ft. of primary floor area.

<sup>g</sup> All principal permitted uses except retail stores and shops cannot exceed 1,500 sq. ft. of primary floor area. Business, professional, medical, public service, banking, savings and loan offices, studios for commercial photography, advertising, art, music, dancing, and other such uses, including related schools, cannot exceed 1,000 sq. ft. of primary floor area. Outdoor display of retail merchandise for sale and automobile and large marine craft rental, repair, and sales are excluded. Refer to the Village of Kewaskum zoning ordinance for more information.

<sup>h</sup> Lots must provide sufficient area for the principal structure and its accessory structure, operation, off-street parking and loading areas, and all required yards.

<sup>i</sup> A PUD Overlay District imposes certain additional requirements upon the underlying basic use zoning district.

<sup>j</sup> The PUD Overlay District allows for flexibility in the design of overall developments while maintaining insofar as possible the use standards and requirements, including minimum and maximum lot size, set forth in the underlying basic use zoning district and subject to approval of a conditional use permit.

Source: Village of Kewaskum Zoning Ordinance (adopted May 2004 with amendments through August 2016) and SEWRPC

**Table B.11  
Village of Newburg Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum Floor Area (square feet)</b>
R-1 Single-Family Residential District	One-family dwellings; attached or detached garage; and garden/yard equipment shed	Churches, synagogues, and similar places of worship/instruction; municipal buildings (with exceptions); utility offices without service garage/storage yard; public, parochial, and private elementary/secondary schools; recreation areas; home occupations/professional home offices; bed and breakfast establishments; governmental/cultural uses; utilities; golf courses; and cemeteries All R-1 District conditional uses	20,000 sq. ft.	1,500
R-2 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	14,000 sq. ft.	1,350
R-3 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses	10,000 sq. ft.	1,150
R-4 Single-Family Residential District	All R-1 District principal uses	All R-1 District conditional uses; catering businesses; and funeral homes	8,700 sq. ft.	1,100
RD-1 Single-Family and Two-Family Residential District	All R-1 District principal uses and two-family dwellings	All R-1 District conditional uses except bed and breakfast establishments; and hospitals, rest homes, rehab centers, and adult day care centers	10,000 sq. ft. for single-family dwellings; 13,200 sq. ft. for two-family dwellings	1,150 for single-family dwellings; 900 per unit for two-family dwellings with a full basement; 1,100 minimum for two-family dwellings without a full basement
RM-1 Multi-Family Residential District	Multi-family dwellings; attached or detached garages; and yard equipment shed	All RD-1 District conditional uses; funeral homes; and boarding houses	12,000 sq. ft. <sup>b</sup>	600 per one-bedroom dwelling unit; 800 per two-bedroom dwelling unit; 1,000 per three-bedroom dwelling unit
MH Mobile Home Subdivision District	Mobile home parks and mobile home subdivisions	None	5 acres for a mobile home park; 6,000 sq. ft. per lot in a mobile home subdivision	600 in a mobile home park 720 in a mobile home subdivision
B-1 Central Business District	Grocery and other specified stores; financial institutions; professional offices, and medical services/sales; taverns, liquor stores, restaurants, and bakeries; salons and barber shops; laundry/tailoring; art/print shops; post office; caterers; parking lots; gas stations and sales/service of vehicles/equipment/farm implements; computer services; and one- and two-family dwellings existing as of February 1, 2007	Retail/service businesses not specified as a principal use; residential quarters on the ground floor; child care centers; veterinary clinics; governmental/ cultural uses; and utilities	6,000 sq. ft.	--

Table continued on next page.

**Table B.11 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum Floor Area (square feet)
B-2 Business District	All B-1 District principal uses; funeral homes; commercial stores; drive-in banks/establishments serving food; shopping centers; and repair facilities	Retail/service businesses not specified as a principal use; hotels/motels; apartment hotels, and tourist rooming houses; bed and breakfast; child/adult day care centers; veterinary clinics; mini-/self-storage facilities/warehouses; governmental/cultural uses; utilities; and boat launches	14,000 sq. ft. <sup>c</sup>	-- <sup>c</sup>
PUD Planned Residential Unit Development District	Permitted uses of the underlying existing zoning district	Mixed-uses	--	--
M-1 Manufacturing District	Vehicle/farm equipment sales/service; storage/wholesale of nonhazardous goods/materials; specified manufacturing/fabrication; and sewerage treatment plants	Storage of potentially hazardous materials/substances; recycling collection/processing; specified towers; governmental/cultural uses; and utilities	16,000 sq. ft.	--
M-2 Manufacturing District	All M-1 District principal uses	All M-1 District conditional uses; manufacturing/fabrication not permitted in the M-1 District (with exclusions); mini-/warehouses; communication/TV towers; and incinerators/landfill operations	40,000 sq. ft.	--
A-1 Agricultural District	General farming; single-family dwellings; <sup>d</sup> and essentials services	Kennels; bed and breakfast establishments; roadside stands; utilities; incinerators/landfill operations; golf courses; and cemeteries	20 acres	-- <sup>e</sup>
A-2 Agricultural District	All A-1 District principal uses	All A-2 District conditional uses	10 acres	-- <sup>e</sup>
C-1 Conservancy District	Public parks/playgrounds; forestry/fish/wildlife management; harvesting of wild crops; fishing/trapping; and dams, power stations, and transmission lines	Boat launches and utilities	--	--
C-2 Conservation Outdoor Recreation District	All C-1 District principal uses and sportsman clubs	Other outdoor recreation organization activities	10 acres	-- <sup>f</sup>

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Newburg zoning ordinance and map for specific zoning information.

<sup>a</sup> Specified public and commercial recreational facilities are typical conditional uses in every district.

<sup>b</sup> The RM-1 District requires a minimum lot area of 3,600 sq. ft. per one-bedroom dwelling unit; 4,000 sq. ft. per two-bedroom dwelling unit; and 4,356 sq. ft. per three-bedroom dwelling unit.

<sup>c</sup> Minimum lot size and floor area requirements for single-family residences in the B-2 District are the same as the R-2 District.

<sup>d</sup> One single-family dwelling per lot.

<sup>e</sup> Minimum floor area requirements for residences within the A-1 and A-2 Districts are the same as for the R-1 District.

<sup>f</sup> The maximum floor area for buildings within the C-2 District is 10,000 sq. ft.

Source: Village of Newburg Zoning Ordinance (adopted July 2016) and SEWRPC

**Table B.12  
Town of Polk Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 General Agricultural District	Agriculture, general farming, pasturage, and truck farming; dairying; floriculture, greenhouses, horticulture, nurseries, orchards, and viticulture; forestry; hatcheries/poultry raising; livestock raising, grazing, paddock, and horse stables and single-family dwellings	Converted two-family dwellings; converted storage/warehousing; boat rental and access sites; campgrounds; fish hatcheries; forest reserves; picnic areas; junk yards and dumping areas; nonagricultural equipment storage; boarding and riding stable facilities; in-law units; and mobile service facilities	5 acres	1,200 minimum for one-story single-family dwellings with full basement; 1,400 minimum for one-story single-family dwellings without basement; 1,400 minimum, with 800 first floor minimum, for two-story single-family dwellings <sup>a</sup>
R-1 Single-Family Residential District <sup>b</sup>	Single-family dwellings; adult family home; community living arrangements; and foster homes	Residential planned unit developments (PUDs) such as cluster developments; in-law units; the keeping of chickens; and community living arrangements	60,000 sq. ft. <sup>c</sup>	1,200 minimum for one-story single-family dwellings with full basement; 1,400 minimum for one-story single-family dwellings without basement; 1,400 minimum, with 800 first floor minimum, for two-story single-family dwellings <sup>a</sup>
R-2 Multi-Family Residential District	Existing single-family dwellings; adult family homes; foster family homes; and community living arrangements with a capacity for 15 or fewer persons	Multi-family dwellings and community living arrangements with a capacity for 16 or more persons	15,000 sq. ft. or 4,000 sq. ft. per dwelling unit	750 minimum for one-bedroom dwelling units; 950 minimum for two-bedroom dwelling units
I-1 Institutional District	Schools; colleges; universities; hospitals; sanitariums; religious, charitable, and penal institutions; cemeteries/crematories; agriculture, general farming, pasturage, and cash cropping; medical offices/clinics; and subacute rehabilitation facilities	Mobile service facilities	10 acres	--
B-1 Business District	Specified retail establishments, including personal services and restaurants; residential quarters for an owner/employee or rental apartments as secondary use; agriculture, general farming, pasturage, and cash cropping; and mini warehouses	Adult-oriented establishments; truck terminals for five or more trucks; mobile service facilities; and motels	-- <sup>d</sup>	Minimum floor area requirements for residential purposes
M-1 Industrial District	Automotive body repairs; bakeries; business offices; farm machinery sales and services; food locker plants; laboratories; machine shops; painting; printing; publishing; radio/television-receiving antennas; machinery and equipment storage/sale; trade/contractor offices; upholstery cleaning/pressing/dyeing; utility structures; manufacturing/bottling of nonalcoholic beverages; manufacturing, fabrication, processing, assembly, packaging, packing, warehousing, and wholesaling of specified goods and products from specified materials; milk transfer stations; inside storage; agriculture, general farming, pasturage, and cash cropping; and mini warehouses <sup>e</sup>	Freight yards/terminals and trans-shipment depots; breweries; crematories; residential quarters for owner/employee; ready-mix plants; mobile service facilities; and mini warehouses <sup>e</sup>	-- <sup>d</sup>	--

Table continued on next page.

**Table B.12 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
Q-1 Quarrying District	Agriculture, general farming, pasturage, and cash cropping; quarrying uses, including the removal of rock, slate, gravel, sand, topsoil, or any minerals from the earth, and accessory or related uses <sup>f</sup>	Mobile service facilities	-- <sup>d</sup>	--
L-1 Sanitary Landfill District	None	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan <sup>f</sup>	-- <sup>d</sup>	--
P-1 Park District	Archery ranges; bathhouses; beaches; boating; campgrounds; conservatories; driving ranges; firearm ranges; go-cart tracks; golf courses; gymnasiums; hunting; ice boating; marinas; music halls; polo fields; refreshment/snack stand; riding academies; skating rinks; snowmobile courses; sport fields; stadiums; swimming pools; zoological and botanical gardens; and specified commercial recreation facilities <sup>f</sup>	Mobile service facilities	4 acres	--
PUD Planned Unit Development (PUD) Overlay District <sup>g</sup>	None	All uses shall be conditional upon determination of their appropriateness <sup>h</sup>	Varies <sup>i</sup>	Varies <sup>i</sup>

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Polk zoning ordinance and map for specific zoning information.

<sup>a</sup> Additional variations for minimum floor area exist depending on the number of bedrooms, levels, and the presence or absence of a basement for single- and two-family dwellings. Refer to the Town of Polk zoning ordinance for specific information.

<sup>b</sup> The R-1 Single-Family Residential District is intended to feature primarily single-family residences within a minimum development area of 20 acres.

<sup>c</sup> All residential PUDs are expected to have a minimum development area of 10 acres with a minimum lot size of 40,000 sq. ft. for lots without sanitary sewer and 8,000 square feet for sewer lots.

<sup>d</sup> Minimum lot area requirements for this district necessitate sufficient area for the principal structure and all accessory structures and uses, including parking, storage, and an on-site sewage disposal system.

<sup>e</sup> Mini warehouses may exist as a permitted or conditional use depending upon the date of establishment. Refer to the Town of Polk zoning ordinance for specific information.

<sup>f</sup> Quarrying uses within the Q-1 District, all conditional uses within the L-1 District, and all principal uses in the P-1 District are subject to review by and/or issuance of the appropriate permit from the Town Board.

<sup>g</sup> The PUD Overlay District may only be used for mixed-use type developments consisting of areas zoned both R-2 Multi-Family Residential District (Sewered) and B-1 Business District. Such mixed multi-family and business planned developments may also include areas zoned I-1 Institutional District and/or P-1 Park District.

<sup>h</sup> All uses in the PUD Overlay District are conditional uses. Uses shall conform to permitted, accessory, or conditional uses generally allowed in the underlying basic use district.

<sup>i</sup> Minimum lot area requirements in the PUD Overlay District allow the lot area of the underlying basic zoning district to be modified; however, where the underlying zoning is a residential basic use district, the net density of that residential district shall not be exceeded. The minimum lot area requirements of the underlying basic zoning district may be modified in the PUD Overlay District if deemed appropriate by the Town Board, after considering a recommendation from the Plan Commission. The planned unit development shall contain sufficient area for the principal structure and all accessory structures and uses, including parking, storage, and an on-site sewage disposal system.

<sup>j</sup> Buildings shall provide a minimum floor area that is equal to or greater than that required in the underlying basic zoning district.

Source: Town of Polk Zoning Ordinance (adopted September 1971 with amendments through August 2017) and SEWRPC



**Table B.13  
Town of Trenton Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
EA Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing and pasturing; livestock and poultry raising; <sup>b</sup> nurseries; orchards; raising of grain, grass, mint, and seed crop; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; existing single-family dwellings and additional single-family dwellings for farm operator or relative; and essential services	Additional dwelling for child or parent of farm operator exceeding two; public and semi-public uses such as governmental and cultural uses, parks, or utility facilities; accessory apartments; conversion of a single-family dwelling to a two-family dwelling; bed and breakfast establishments; specialized agriculture-related uses; farm machinery services; veterinary offices; landscaping, masonry, contractor, and similar businesses <sup>c</sup> earth-sheltered structures; commercial raising and propagation of animals; animal boarding; shooting ranges; and barn weddings and receptions All EA District conditional uses	35 acres for farm parcels	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
AT Agricultural Transition District	All EA District principal uses	All EA District conditional uses	35 acres for farm parcels	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
A-1 Agricultural District	All EA District principal agricultural uses <sup>b</sup> agricultural warehousing; egg production; feed lots; contract sorting, grading and packaging of produce; corn shelling and hay baling or threshing services; grist milling; horticultural services; poultry hatchery services; single-family dwellings; and essential services	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; conversion of a single-family dwelling to a two-family dwelling; accessory apartments; bed and breakfast establishments; animal boarding; commercial raising and propagation of animals; soil removal; landscaping, masonry, contractor, and similar businesses that may utilize off-site workers; <sup>c</sup> shooting ranges; and earth-sheltered structures	35 acres per dwelling	1,200 minimum per dwelling, with 800 first floor minimum for multi-story dwellings
R-1 Single-Family Residential District (Unsewered)	Single-family dwellings (excluding mobile homes); <sup>d</sup> two-family dwellings extant prior to adoption of zoning ordinance; essential services; and community living arrangements or day care centers serving eight or fewer persons	Governmental and cultural uses; schools and churches; clubs and lodges; utility facilities; accessory apartments; community living arrangements serving more than eight persons; bed and breakfast establishments; beauty and barber shops; soil removal; landscaping, masonry, contractor, and similar businesses <sup>c</sup> and earth-sheltered structures All R-1 District conditional uses except earth-sheltered structures	40,000 sq. ft.	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; essential services; and livestock and poultry raising <sup>b</sup>	All R-1 District conditional uses except earth-sheltered structures	40,000 sq. ft.	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-3 Rural Residential District	All R-2 District principal uses <sup>d</sup>	All R-1 District conditional uses except earth-sheltered structures	3 acres	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings
R-4 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; and essential services	All R-1 District conditional uses except earth-sheltered structures	20,000 sq. ft.	1,700 minimum per dwelling, with 700 first floor minimum for multi-story dwellings

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**Table B.13 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-5 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; <sup>d</sup> and essential services	Governmental and cultural uses; schools and churches; utility facilities; clubs and lodges; beauty and barber shops; soil removal; and landscaping, masonry, contractor, and other businesses that may utilize off-site workers <sup>c</sup>	12,000 sq. ft.	1,000 minimum per dwelling, with 700 first floor minimum for multi-story dwellings
R-6 Two-Family Residential District (Unsewered)	Two-family dwellings with attached garage; <sup>d</sup> and essential services	All R-5 District conditional uses	60,000 sq. ft.	1,100 minimum per dwelling unit or 2,200 minimum per structure
R-7 Two-Family Residential District (Sewered)	Two-family dwellings with attached garage; <sup>d</sup> and essential services	All R-5 District conditional uses; housing for the elderly at a density of not more than 16 units per acre; and clinics and children's nurseries	20,000 sq. ft.	1,000 minimum per dwelling unit or 2,000 minimum per structure
R-8 Multiple-Family Residential District	Multi-family dwellings <sup>d</sup>	All R-5 District conditional uses; planned residential developments; and State-licensed nursery schools and day-care centers	1.5 acres for 4-unit dwellings plus 0.5 acre for every additional two dwelling units <sup>e</sup>	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
B-1 Local Business District	General retail sales and services; entertainment uses; restaurants; clinics; business offices; and banking institutions	Public passenger transportation terminals, such as bus and rail depots; governmental and cultural uses; utility facilities; funeral homes; drive-in banks; equipment rental; gasoline service stations; self-storage; construction contractors' shops and yards; soil removal; animal hospitals; and specified commercial recreational facilities	2 acres for shopping centers or districts	700 minimum for accessory dwellings within business structures
B-2 Highway Business District	Gasoline service stations; motels and hotels; building supply stores (excluding lumberyards); automotive sales and services; and restaurants and taverns	Governmental and cultural uses; utility facilities; public passenger transportation terminals, such as bus and rail depots; drive-in banks or theaters; funeral homes; transmission towers; equipment rental; automotive body repair; self-storage; construction contractors' shops and yards; animal hospitals; specified commercial recreational facilities; and soil removal	40,000 sq. ft.	700 minimum for accessory dwelling within business structure; 1,000 minimum for accessory dwelling detached from business structure

**Table continued on next page.**

**Table B.13 (Continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum/Maximum Floor Area (square feet)
M-1 Industrial District	Adult-oriented establishments; <sup>f</sup> automotive body repair and upholstery; cleaning, pressing, and dyeing; bakeries; greenhouses; manufacturing of cosmetics, electrical appliances and devices, glass, jewelry, instruments, and nonalcoholic beverages; distributors; farm machinery and repair; food locker plants; laboratories; leather fabrication; machine shops; warehousing; packaging; painting; pharmaceutical processing; printing and publishing; storage and sale of machinery and equipment; tobacco and toiletries; and wholesaling	Airports, airstrips, and landing fields; governmental and cultural uses; utility and water treatment facilities; public passenger transportation terminals; transmission towers; equipment rental; animal hospitals; dumps and sewage treatment plants; recycling centers; soil removal; manufacturing, processing, and storage of specified materials; freight yards or terminals and transshipment depots; commercial service facilities; and solar and wind energy conversion systems	40,000 sq. ft.	50 percent maximum coverage
I-1 Rural Institutional District (Unsewered)	Public or private schools, colleges and universities; churches; funeral homes; hospitals and clinics; libraries; community centers; museums, and public art galleries; and public administrative offices and utility offices	Airports, airstrips, and landing fields; utility and water treatment facilities; penal and correctional institutions; cemeteries and crematories; clubs and lodges; accessory apartments; soil removal; bed and breakfast establishments; funeral homes; transmission towers; animal hospitals; and recycling centers	40,000 sq. ft.	Minimum floor area requirements are the same as for the R-2 District
I-2 Urban Institutional District (Sewered)	All I-1 District permitted uses	Airports, airstrips, and landing fields; utility and water treatment facilities; cemeteries and crematories; clubs and lodges; rest homes; housing for the elderly at a density of not more than 16 units per acre; clinics and children's nurseries; accessory apartments; bed and breakfast establishments; soil removal; funeral homes; animal hospitals; solar energy conversion systems; and transmission towers	12,000 sq. ft.	Minimum floor area requirements are the same as for the R-5 District
P-1 Park District	Botanical gardens; historic monuments or sites; outdoor skating rinks; parks and playgrounds; picnicking areas; athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches and pools; tennis courts; retreat centers; and indoor recreation	Governmental and cultural uses; utility facilities; public, parochial and private elementary and secondary schools and churches; shooting ranges; bathhouses; beaches; boating; camps; concession stands; conservatories; driving ranges; golf courses; gymnasiums; ice boating; marinas; music halls; polo fields; pools; riding academies; stadiums; zoological gardens; soil removal; and specified public and commercial recreational facilities	--	--
CES Country Estate District	Single-family dwellings with attached garage; <sup>d</sup> livestock and poultry raising; <sup>b</sup> and essential services	Public and private commercial or noncommercial group outdoor recreational facilities and schools; religious institutions; public administrative offices and services; private lodges and clubs; commercial development of historic restoration; bed and breakfast establishments; nursing and rest homes; public utility offices and installations; and commercial riding stables	10 acres	1,800 minimum per dwelling, with 1,200 first floor minimum for multi-story dwellings

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**Table B.13 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
CES-5 Country Estate District (Hobby Farms – Country Homes)	Single-family dwellings with attached garage; <sup>d</sup> community living arrangements serving eight or fewer persons; livestock and poultry raising; <sup>b</sup> and essential services	All CES District conditional uses, except commercial riding stables	5 acres	1,600 minimum per dwelling, with 1,200 first floor minimum for multi-story dwellings
CES-10 Country Estate District (Hobby Farms – Country Estates)	Single-family dwellings with attached garage; <sup>d</sup> livestock and poultry raising; <sup>b</sup> and essential services.	All CES District conditional uses	10 acres	1,800 minimum per dwelling, with 1,400 first floor minimum for multi-story dwellings
PDO Planned Development Overlay District	Uses permitted in a PDO District must conform to uses generally permitted in the underlying basic use district <sup>e</sup>	N/A	-- <sup>b</sup>	-- <sup>j</sup>
C-1 Conservancy District	Single-family dwellings located outside wetlands; farming and related agricultural uses in accordance with conservation standards; livestock and poultry raising; <sup>b</sup> existing residences; forest and game management; hunting, fishing, and hiking; parks; stables; utilities; nonresidential buildings used solely in conjunction with raising water fowl or fish; harvesting of wild crops; and recreational-related structures not requiring a basement	Animal hospitals and kennels; archery and firearm ranges; sports fields and skating rinks; golf courses; land restoration; marinas; ski hills and trails; utility facilities; recreation camps; campgrounds; riding stables; planned residential developments; sewage disposal plants; governmental, cultural, and public uses; soil removal; hunting and fishing clubs; professional home offices; and farm structures	5 acres	1,400 minimum per dwelling, with 1,000 first floor minimum for multi-story dwellings

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Trenton zoning ordinance and map for specific zoning information.

<sup>a</sup> Solar energy conversion systems may be permitted as conditional uses in all districts.

<sup>b</sup> Lots are subject to proportional restrictions on the quantity of livestock in relation to acreage.

<sup>c</sup> Such businesses, which may utilize off-site workers, are subject to restrictions with regard to the use of residential facilities.

<sup>d</sup> Home occupations and professional home offices are principal uses in all residential and country estates districts provided that they meet the conditions listed in Section 380-56(B). Home occupations and professional home offices that do not meet the listed conditions may be permitted as conditional uses under Section 380-56(C).

<sup>e</sup> A maximum of eight units per lot is permitted in the R-8 District.

<sup>f</sup> Adult-oriented establishments may be permitted in the M-1 District subject to the requirements of Town Ordinance No. 2012-01.

<sup>g</sup> The Planned Development Overlay (PDO) District may be used in any district except for the EA, AT, A-1, and R-3 Districts.

<sup>h</sup> The PDO District allows for flexibility of overall development design of while maintaining insofar as possible the use standards and requirements, including minimum and maximum lot size, set forth in the underlying basic use district.

<sup>i</sup> Individual structures in a PDO District must comply with the building area and height requirements of the underlying basic use district.

Source: Town of Trenton Zoning Ordinance (adopted November 1989 with amendments through September 2016) and SEWRPC

**Table B.14  
Town of Wayne Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
A-1 Exclusive Agricultural District	Agricultural crop production; apiculture; dairy and sod farming; livestock and poultry raising; <sup>b</sup> family day care homes; floriculture and plant nurseries; feedlots; community living arrangements serving eight or fewer persons; and single-family farm and existing dwellings	Agricultural warehousing; airports and airstrips; bed and breakfast establishments; limited additional dwellings and farm labor housing; <sup>c</sup> specified commercial animal raising and boarding; commercial butchering; processing of dairy products, peas, and corn; veterinary services for farm animals; wireless communication facilities; and utilities	35 acres	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
A-2 Agricultural/ Rural Residential District	All A-1 District principal uses; fish hatcheries and fish farming; truck farming; and single-family dwellings on existing lots	All A-1 District conditional uses; animal hospitals and veterinary services; greenhouses and nurseries with retail operations; raising of fur bearing animals; recreational uses; cemeteries; the conversion of specified farm family dwellings into two-family dwellings; single-family dwellings on new lots in cluster, lot-averaged, or traditional developments; and religious institutions	10 acres for residential use on traditional lots; 1.5 acres for clustered or lot-averaged residential use (10-acre density); 1.5 acres for non-residential use	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-1 Single-Family Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; and essential services	Bed and breakfast establishments; community living arrangements serving more than eight persons; greenhouses and nurseries without retail operations home industries; in-law units; nursing homes, clinics, and commercial day care centers; schools; recreational uses; religious institutions; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; livestock and poultry raising; <sup>b</sup> utilities; wholesale fish hatcheries; and farming and truck gardening	10 acres for residential use on traditional lots; 1.5 acres for clustered or lot-averaged residential use (10-acre density); 1.5 acres for non-residential use	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
R-2 Single-Family and Two-Family Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; family day care homes; and essential services	Two-family dwellings; community living arrangements serving more than eight persons; religious institutions; schools; nursing homes, clinics, and commercial day care centers; recreational uses; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; and home industries	2 acres total; 40,000 sq. ft. per dwelling unit	1,200 minimum, with 1,200 first floor minimum, for one-story dwellings
R-3 Multi-Family Residential District	Single-family, two-family, and multi-family dwellings; community living arrangements serving 15 or fewer persons; family day care homes; and essential services	Community living arrangements serving 16 or more persons; home industries; elderly housing; mobile homes and parks; nursing homes; clinics; commercial day care centers; schools; recreational uses; utilities; and religious institutions	60,000 sq. ft. total; 20,000 sq. ft. per dwelling unit	2,000 minimum per structure; 900 minimum per dwelling unit

**Table continued on next page.**

**Table B.14 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
R-4 Hamlet Residential District	Single-family dwellings on existing lots; community living arrangements serving eight or fewer persons; and essential services	Community living arrangements serving nine or more persons; single-family dwellings on proposed new lots within traditional or lot averaging subdivisions or cluster developments; home industries; in-law units; livestock and poultry raising; <sup>b</sup> nursing homes, clinics, and commercial day care centers; schools; recreational uses; utilities; and religious institutions	2 acres for residential use on traditional lots; 40,000 square feet for residential use within cluster or lot-averaged developments (2-acre density); 1.5 acres for non-residential uses	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
B-1 Hamlet Business District	Specified general retail sales and services; financial institutions; business offices; clinics; restaurants and taverns; and essential services	Drive-in restaurants; funeral homes; nursing homes and commercial day care centers; public transit terminals; wireless communication facilities; recreational uses; and single-family dwellings	--	--
B-2 Community Business District	All B-1 District permitted uses; adult-oriented businesses; florists; publishing houses; grocery stores; interior decorators; and theaters	All B-1 District conditional uses except single-family dwellings	5 acres for shopping centers	--
B-3 Highway Business District	Automobile sales and service; bowling alleys; building supply stores; clinics; financial institutions; garden centers; grocery stores; gas stations; light manufacturing; motels and hotels; offices and studios; retail establishments; fitness centers; theaters; and self-service storage facilities	Drive-in uses; billboards; funeral homes; nursing homes and day care centers; utilities; wireless communication facilities; and recreational uses	40,000 sq. ft.	--
M-1 Limited Manufacturing District	Light and custom manufacturing; food locker plants; laboratories; leather fabrication; pharmaceutical processing; machine shops; commercial greenhouses; rice milling; warehousing; and wholesaling	Airports and airstrips; billboards; lumber yards; truck terminals; wireless communication facilities; recreational uses; utilities; and public transit terminals	40,000 sq. ft.	--
M-2 General Manufacturing District	All M-1 District principal uses; heavy manufacturing; non-hazardous chemical manufacturing, processing, or use; non-flammable gases and liquids storage; and automobile repair and wrecking yards	Airports and airstrips; animal reduction facilities; billboards; landfills; lumber yards; manufacturing, processing, or storage of hazardous chemicals; processing of dairy products, peas, and corn; public transit terminals; recreational uses; utilities; and wireless communication facilities	80,000 sq. ft.	--
Q-1 Quarrying District	Essential services	Quarrying and stockpiling of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; peat and soil removal; aggregate, ready-mix, and asphalt plants; manufacture of concrete products; utilities; and wireless communication facilities	3 acres	--

**Table continued on next page.**

**Table B.14 (Continued)**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses<sup>a</sup></b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
L-1 Landfill District	Essential services	Sanitary landfills, structures, and lands used for purposes designated in an approved restoration and reuse plan; and wireless communication facilities	20 acres	--
I-1 Institutional District	Cemeteries; essential services; funeral homes; hospitals, nursing homes, and clinics; libraries; community centers; museums; schools; public administrative offices and service buildings; utility offices; and religious institutions	Public housing for the elderly; and utilities	40,000 sq. ft.	1,200 minimum for one-story dwellings; 1,800 minimum, with 1,000 first floor minimum, for multi-story dwellings
P-1 Park District	Botanical gardens; campgrounds; essential services; exhibition halls; art galleries; fairgrounds; historic monuments or sites; parks and playgrounds; golf course without country club facilities; picnicking areas; athletic or play fields; swimming beaches; and tennis courts	Golf courses with country club facilities; schools; utilities; and religious institutions	--	--
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; existing agricultural uses; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Recreational uses and utilities	--	--
C-2 Upland Conservancy District	Agricultural uses; forest management; essential services; fish hatcheries; game farms and game management; hunting and fishing clubs; preservation of scenic, historic, and scientific areas; livestock and poultry raising; <sup>b</sup> and single-family dwellings	Bed and breakfast establishments; recreational uses; and utilities	5 acres	1,200 minimum for one-story dwellings; 1,600 minimum, with 1,000 first floor minimum, for multi-story dwellings
PUD Planned Unit Development Overlay District	Uses permitted in a PUD Overlay District shall conform to the principal uses generally permitted in the underlying basic use district <sup>d</sup>	N/A	-- <sup>e</sup>	-- <sup>e</sup>

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Wayne zoning ordinance and map for specific zoning information.

<sup>a</sup> Energy conservation uses may be permitted as conditional uses in all districts.

<sup>b</sup> Livestock operations and the keeping and raising of domestic stock – excluding fur-bearing animals aside from rabbits – for agribusiness, breeding, recreation or show on parcels of 10 acres or less in area is limited depending on the amount of acreage and type(s) of animals. Refer to the Town of Wayne zoning ordinance for more information.

<sup>c</sup> Additional dwellings aside from the single-family farm dwelling occupied by the farm operator are limited to single-family or two-family dwellings or mobile homes for a child or parent of the farm operator, or for a person earning a livelihood from the farm operation.

<sup>d</sup> A PUD Overlay District may be applied to all residential, business, and manufacturing districts and to the Institutional and Park Districts.

<sup>e</sup> Individual structures within a PUD Overlay District must comply with the specific floor area and height requirements of the underlying basic use district. Densities must be consistent with the Town comprehensive plan and the underlying zoning district except as provided in Section 3.20(E)5.c of the Town zoning ordinance, which allows the Town Plan Commission to permit a reduction in the individual lot area up to 50 percent of that required by the underlying residential zoning district where public sanitary sewerage facilities are provided. Refer to the Town of Wayne zoning ordinance for more information.

Source: Town of Wayne Zoning Ordinance (adopted July 2001 and amended through April 2010) and SEWRPC





# SUMMARY OF LAND USE-RELATED EXTRATERRITORIAL AUTHORITIES APPENDIX C

## INTRODUCTION

Cities and villages in Wisconsin have several types of extraterritorial authority that may affect land development in adjacent towns. Under the *Wisconsin Statutes*, cities and villages have authority to exercise extraterritorial planning, platting (subdivision review), and official mapping by right. In order to exercise extraterritorial zoning, cities and villages must work cooperatively with the adjoining town to develop an extraterritorial zoning ordinance and map. Cities and villages also have extraterritorial authority over offensive industries and smoke emissions. Cities, villages, and towns have limited extraterritorial authority over navigational aids and uses surrounding airports owned by the city, village, or town. Each of these extraterritorial authorities is summarized below:

## EXTRATERRITORIAL PLANNING

Under Section 62.23(2) of the *Statutes*, the plan commission of a city has “the function and duty” to “make and adopt a master plan for the physical development of the city, including any areas outside of its boundaries that in the commission’s judgment bear relation to the development of the city.” Section 61.35 grants this same authority to village plan commissions. The *Statutes* do not specify the distance outside the city or village boundaries that may be included in the city or village master plan.

Because the comprehensive planning law (Section 66.1001 of the *Statutes*) defines a city or village comprehensive plan as a plan developed in accordance with Section 62.23(2) or (3), a city or village comprehensive plan presumably could also include areas outside the city or village corporate limits, including any areas outside the city or village boundaries that in the plan commission’s judgment bear relation to the development of the city or village.

The comprehensive planning law defines a county comprehensive plan as a plan developed under Section 59.69(2) or (3) of the *Statutes*. Section 59.69(3)(b) explicitly requires that a county development (comprehensive) plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a master plan or official map adopted by a city or village under Section 62.23 “shall control” in unincorporated

areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the county comprehensive plan. There is no Statute requiring a county to incorporate town plans into the county comprehensive plan, except in counties with a population of 485,000 or more.<sup>106</sup>

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>107</sup> may not be included in the (city) master plan without the consent of the county board of supervisors.” The Washington County Attorney has determined that the Washington County Planning and Parks Department is a “regional planning department.” Based on that determination, the County land use plan map does not include city and village land use plan designations for areas outside city or village boundaries.<sup>108</sup> The only exceptions are areas identified in the boundary agreement between the Town of West Bend and City of West Bend as areas that will be annexed over time into the City and the areas identified in the mediated cooperative plan agreement between the Town of Jackson and Village of Jackson to be detached from the Town and attached to the Village. Land use designations from the City of West Bend land use plan map and preliminary draft of the Village of Jackson land use plan map are included on the County plan map for those areas.

Town actions and programs (for example, zoning decisions) affecting land use in the extraterritorial area of a city or village must be consistent with the town comprehensive plan.

## **EXTRATERRITORIAL PLATTING**

Under Section 236.10 of the *Statutes*, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village.<sup>109</sup> Classes of incorporated municipalities in Washington County are shown on Map C.1. All cities and villages in Washington County exercise extraterritorial platting authority and review plats in adjacent towns.

In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all points of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area.

City and village extraterritorial plat approval authority does not include the authority to require public improvements, such as streets or sanitary sewers, in plats outside city or village limits. Only the town board may require improvements in plats located within a town. In addition, under Section 236.45(3)(b) of the *Statutes*, a city or village may not deny approval of a plat or certified survey map (CSM) within its extraterritorial area based on the proposed use of land within the plat or CSM, unless the denial is based on an extraterritorial zoning ordinance adopted in accordance with Section 62.23(7a) of the *Statutes*.

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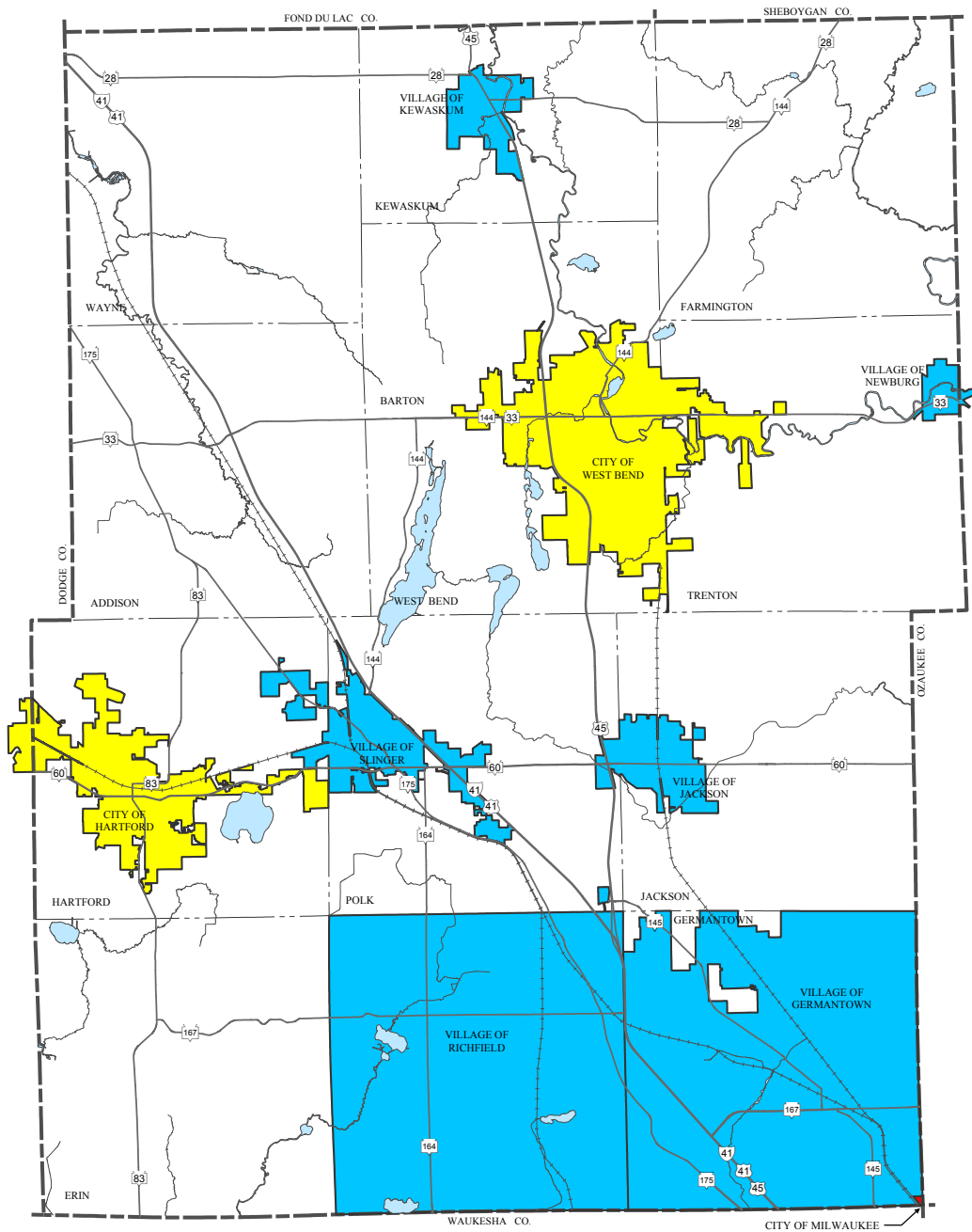
<sup>106</sup> *Town plans in counties with a population of at least 485,000 residents (Dane and Milwaukee Counties) must also be included in the county comprehensive plan, in accordance with Section 59.69(3)(b) of the Statutes. There are no towns in Milwaukee County, so this requirement applies only in Dane County.*

<sup>107</sup> *In accordance with Section 61.35 of the Statutes, the same provision would apply to villages.*

<sup>108</sup> *Land use plan maps adopted by cities and villages in the County as of January 1, 2017, are included in Chapter 11 to the full extent of the city or village planning area. Town land use plan maps are also included in Chapter 11.*

<sup>109</sup> *Cities of the first class are those with a population of at least 150,000 residents; cities of the second class are those with a population of 39,000 to 150,000 residents; cities of the third class are those with a population of 10,000 to 39,000 residents; and fourth class cities have a population of less than 10,000 residents. A city is not automatically reclassified based on changes in population. Under Section 62.05 of the Statutes, to change from one class to another a city must meet the required population based on the last Federal census, fulfill required governmental changes (generally, an amendment to the charter ordinance is required), and publish a mayoral proclamation.*

**Map C.1**  
**Classes of Incorporated Municipalities in Washington County: 2017**



- FIRST CLASS CITY
- THIRD CLASS CITY
- VILLAGE



0 1 2 3 Miles

Source: State of Wisconsin, Washington County and SEWRPC

## OFFICIAL MAPPING

Official mapping authority, granted to cities and villages under Section 62.23(6) of the *Statutes*, is intended to prevent the construction of buildings or structures and their associated improvements on lands designated for future public use. An official map may identify the location and width of existing and proposed streets, highways, parkways, parks, playgrounds, railway rights-of-way, public transit facilities, airports, and airport affected areas (areas up to three miles from an airport). Waterways, which include streams, ditches, drainage channels, lakes, and storage basins, may also be shown on an official map if the waterway is included in a comprehensive surface water drainage plan. Official maps may be adopted by an ordinance or resolution of the village board or common council, and must be recorded with the county register of deeds immediately following their adoption.

A city or village official map may include the area within the city or village plus the area within the extraterritorial plat approval jurisdiction of the city or village. Towns that have adopted village powers may adopt an official map for areas within the town.

As of 2017, the Cities of Hartford and West Bend and the Village of Jackson had adopted official maps.

## EXTRATERRITORIAL ZONING

Under Section 62.23(7a) of the *Statutes*, a city or village may enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas lying within its extraterritorial area. The limits of extraterritorial zoning are the same as those specified in the *Statutes* for extraterritorial plat review. Unlike extraterritorial plat review authority, which is automatically granted by the *Statutes* to cities and villages, a city or village must follow a procedure that involves the adjoining town before enacting a permanent extraterritorial zoning ordinance and map, as summarized below:

1. The common council or village board must adopt a resolution stating its intent to adopt an extraterritorial zoning ordinance. The city or village must publish a public notice and send a copy of the resolution and a map showing the boundaries of the proposed extraterritorial zoning area to the county and to the clerk of each affected town within 15 days of adopting the resolution.
2. The common council or village board may also adopt an interim ordinance that “freezes” the existing zoning within the extraterritorial area while the extraterritorial zoning ordinance is being prepared. A public notice must be published and the county and affected towns must be notified. An ordinance freezing existing zoning can remain in effect for up to two years. The common council or village board may extend the moratorium for one additional year upon the recommendation of the joint zoning committee.
3. A joint zoning committee must be formed to develop recommendations for the extraterritorial zoning ordinance regulations and map. The committee is made up of three members from the city or village plan commission and three members from each town affected by the proposed extraterritorial zoning ordinance. The town members are appointed by the town board and must be town residents. If more than one town is affected, one committee is formed to develop the regulations, but the *Statutes* provide that “a separate vote shall be taken on the plan and regulations for each town and the town members of the joint committee shall vote only on matters affecting the particular town which they represent.”
4. The *Statutes* further provide that the common council or village board may not adopt the proposed extraterritorial zoning map and ordinance unless the map and ordinance receive a favorable vote of a majority of the six members of the joint committee.

There were no extraterritorial zoning ordinances in effect in Washington County in 2016.

## OTHER EXTRATERRITORIAL AUTHORITIES

Other city and village extraterritorial authorities include the following:

- **Smoke:** Under Section 254.57 of the *Statutes*, a common council or village board may regulate or prohibit the emission of dense smoke into the open air within city or village limits and up to one mile from city or village limits.
- **Offensive Industry:** Under Section 66.0415 of the *Statutes*, a common council or village board may regulate, license, or prohibit the location, management, or construction of any industry, thing, or place where any nauseous, offensive, or unwholesome business is carried out. This authority extends to the area within the city or village and up to four miles beyond the city or village boundaries. The City of Milwaukee may regulate offensive industries along the Milwaukee, Menominee, and Kinnickinnic Rivers and their branches to the outer limits of Milwaukee County, including along all canals connecting with these rivers and the lands adjacent to these rivers and canals or within 100 yards of them. A town board has the same powers as cities and villages within that portion of the town not regulated by a city or village under this section.

Cities, villages, and towns have the following extraterritorial authorities:

- **Water Navigation Aids:** Under Section 30.745 of the *Statutes*, a common council, village board, or town board may regulate water navigation aids (moorings, markers, and buoys) within one-half mile of the city, village, or town, provided the municipal ordinance does not conflict with a uniform navigations aids system established by the Wisconsin Department of Natural Resources or the County.
- **Aerial Approaches to Airports:** Under Section 114.136 of the *Statutes*, any city, village, or town (or county) that is the owner of an airport site may protect the aerial approaches to the airport through an ordinance regulating the use, location, height, and size of structures and objects of natural growth surrounding the airport. An ordinance adopted by a local government that owns an airport site applies in all local governments within the aerial approach area, and may be adopted and enforced without the consent of other affected governing bodies.

Both the City of West Bend and the City of Hartford regulate the heights of buildings and structures near the West Bend and Hartford airports. Height limitations near the Hartford airport affect the Towns of Addison and Hartford. Height limitations near the West Bend airport affect the Towns of Barton, Farmington, Trenton, and West Bend.



# SUMMARY OF COUNTY BOARD BRAINSTORMING SESSION APPENDIX D

## WASHINGTON COUNTY BOARD OF SUPERVISORS BRAINSTORMING SESSION: NOVEMBER 2ND, 2017

In 2015, the Washington County Board of Supervisors identified a Vision, Mission, and five Strategic Goals for County services that are provided directly to citizens along with a set of objectives to achieve each goal (updated by the County Board in 2018). The adoption of the County Vision, Mission, and Strategic Goals made it necessary to revisit the comprehensive plan goals, objectives, policies, and programs adopted by the County Board as part of the year 2035 plan. A brainstorming session was held with County Board Supervisors to provide direction in revising the goals, objectives, policies, and programs for the plan update. Results of the brainstorming session by plan element follow (a number in parentheses appears if a comment was received multiple times):

### Land Use Element

- Five acre minimum lot size in rural areas is too large.
- Lands with potential for nonmetallic mining should be preserved. (2)
- Preserving agricultural land is important.
- Designating an adequate amount of land for future industrial development is important.
- Continue existing land use patterns in the County.
- Land use regulation should be a local government responsibility. (2)
- Support Visit Washington County.

### Transportation Element

- Washington County Commuter Express serves the County's transit needs well.
- Better connections are needed for both the on-street and the off-street bicycle network. (2)
- Accidents are a concern at the intersection of STH 60 and STH 83 because of truck traffic/Support for STH 60 reliever route. (2)
- There should be user fees for bicycle facilities. (2)
- Affordable workforce transportation is a concern.
- Increase shared-ride taxi service across County boundaries. (2)

- No support for rail transit. (4)
- Airports could become a County function to support further economic development in the County.
- Major businesses need an airport with corporate jet capacity nearby.
- Explore public/private partnerships for the Washington County Commuter Express.
- The potential for driverless cars makes long-range transportation planning difficult.
- Washington County Commuter Express ridership is low.
- Explore a shared service agreement with local governments for road maintenance.
- Pursue a Greyhound Bus Stop at the Richfield Park-Ride.
- Do not support the STH 60 reliever route.
- Maintain and expand road infrastructure to promote quality of life and economic development, doing so in a visionary and strategic manner.
- County should assist cities and villages with Quiet City Designation (related to rail traffic).

### **Housing Element**

- Eliminate the program that states “Consider waiving review fees for all proposed subdivisions that provide affordable housing that are reviewed under the Washington County Subdivision Ordinance.” (2)
- Reword program that states “Consider waiving review fees for all proposed subdivisions that provide affordable housing that are reviewed under the Washington County Subdivision Ordinance” to reflect more flexibility in assigning review fees in correlation to the present economic climate.
- Remove all goals under the housing element since the County doesn’t have much authority in developing housing. (2)
- Continue to maintain an adequate housing stock for elderly/people with disabilities. (3)
- Support programs that help to construct and maintain affordable housing units.
- Support the creation of homeless shelters in the County.
- Encourage the development of more starter housing.
- Discourage low-income housing from being constructed in the County.
- Encourage more workforce/market rate housing. (3)
- Encourage quality housing options commensurate with employment opportunities.
- Promote distribution of a variety of housing structure types and sizes for all income and age groups.

### **Economic Development Element**

- Encourage the expansion of a skilled workforce by promoting available apprenticeship and tech programs. (4)
- Identify and make more land shovel-ready for commercial and industrial development.
- De-regulate at the County level to attract more businesses to the County.
- Promote the higher quality of life amenities to attract new businesses to locate in the County.
- Remove references to commuter rail in all goals, objectives, policies, and programs addressing access to jobs.
- Remove “promote tourism” at the County-level.
- Change goals to reflect the desire to maximize and maintain existing parks and not create new parks.
- Promote, Promote, Promote.
- Encourage the development of more agri-business in the County.
- Continue and stimulate Waukesha-Ozaukee Washington Workforce Development Board (WOW) and Workforce Development Center (WDC) training.



- Ensure County residents are receiving the appropriate education and training for the future economy. (2)

### **Agricultural, Natural, and Cultural Resources Element**

- Preserve and enhance County natural resources including agricultural land.
- County needs to decide how much priority to give preservation of farmland and rural character and what the County's role can and should be. (2)
- Continue to work with UW-Extension and other groups to educate farmers on the most current techniques and practices.
- Not enough incentive for farmers to opt in to farmland preservation zoning.
- High priority should be given to groundwater management. (3)
  - Protect and enhance surface and groundwater quality.
- Monitor the effects of road and softener salt on water quality.
- Monitor and manage invasive species in County's lakes and streams.
- Wetland delineation needs more local input. (2)
- Shoreland and floodplain zoning should not be more restrictive than State regulations.<sup>110</sup>
- Non-metallic mining regulations should have sunset clauses and be reevaluated as new technologies and practices have made some regulations obsolete or too restrictive.
- County should reaffirm the recommendations of the park and open space plan. (2)
- More local government control of parks within a municipality's boundaries needed.
- Park and open space site acquisition should be done by non-profits and private sector, not the County.
- Encourage preservation of historic or cultural structures and archeological sites.
- Promote strategies and responsible growth policies, which protect the County's natural resources.
- County government should not be in the business of protecting open space. Open space should be protected solely through land trusts.

### **Utilities and Community Facilities Element**

- Access to Lake Michigan water should be determined on a countywide basis, not municipal.
- No wind farms in County.
- Ensure the County has access to the most current internet and telecommunications technologies.
- County should be prepared to meet the energy needs of future technologies such as electric vehicles.
- Maintain dialogue between local governments in the County, as well as with Ozaukee County, on shared services. (2)

### **Intergovernmental Cooperation Element**

- Consolidate nearby counties into one.
  - Customized, flexible State mandate to consolidate counties, including incentives.
  - Consolidation might be the last step of a process under which the number of specific shared services are incrementally increased.
  - Educate the public on the benefits of intergovernmental cooperation. (2)
- Combine 911 service areas and unify dispatch.
- Combine Washington County and Ozaukee County shared-ride taxi service (long-term goal).

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<sup>110</sup> *Counties may not regulate a matter more restrictively than the matter is regulated by Chapter NR 115 of the Wisconsin Administrative Code.*

- Consolidate park systems.
- Share services such as law enforcement and public works.
- The County would operate all law enforcement under the Sheriff.
- Non-critical municipal maintenance can be completed by the County.
- Cooperate with other cities and communities to share equipment.
- Existing goals in intergovernmental cooperation where appropriate and the County should stay the course.

## **INTRODUCTION AND RELATIONSHIP TO MULTI-JURISDICTIONAL PLAN**

All of the information included in the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*, including maps, tables, and explanatory text, were adopted by the Germantown Town Board in 2008 as the Town of Germantown comprehensive plan. This report supplements and updates the information in the year 2035 multi-jurisdictional comprehensive plan. This report also documents the 10-year update of the Town of Germantown comprehensive plan, which is expected to be adopted by the Town Board after the County plan update is adopted by the Washington County Board of Supervisors.

## **INVENTORY INFORMATION**

Figures E.1 through E.5 provide information about existing population and employment, agricultural and natural resources, land uses and transportation facilities, and utilities and community facilities and services in the Town of Germantown.

## **PROJECTIONS**

The comprehensive planning law requires information to be provided on existing and projected future population, household, and employment levels. The U.S. Census reported 254 residents and 91 households (occupied housing units) in the Town in 2010, a decrease of about 9 percent from the 278 Town residents in 2000. Information developed by the U.S. Bureau of Economic Analysis and SEWRPC indicated that about 230 people worked in the Town in 2010, with Riteway Bus Company being the largest employer in the Town, followed by Rockfield Elementary School. No significant changes to the 2010 population, household, and employment levels are anticipated during the planning period.

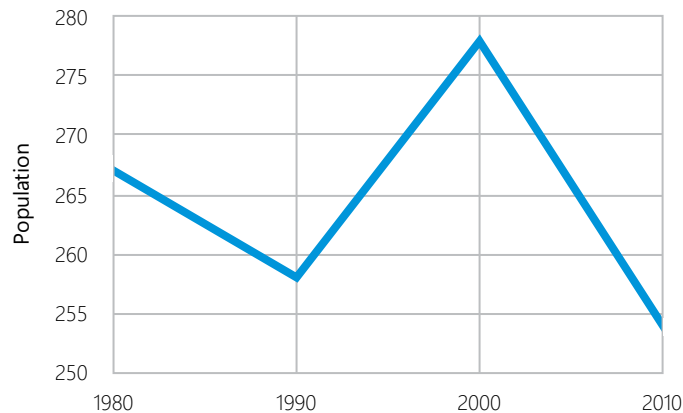
## **ISSUES AND OPPORTUNITIES ELEMENT**

The purpose of the issues and opportunities element is to define a desired future for the Town and provide an overall framework for development of the comprehensive plan. A vision statement was developed by the Town to express the preferred future and key characteristics desired by the Town.

**Figure E.1**

**Town of Germantown Comprehensive Plan Fact Sheet: Population, Household, and Employment Trends**

**Town of Germantown Population Trends: 1980-2010**



Source: U.S. Census Bureau (2010 Census) and SEWRPC

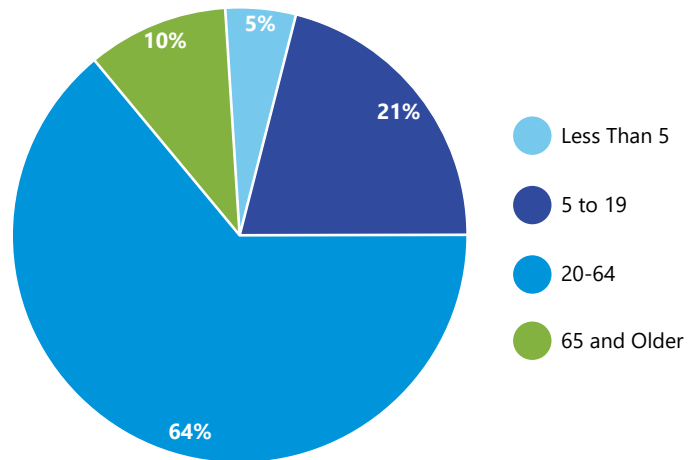
**POPULATION**

- According to the U.S. Census Bureau, the Town's population was 254 in 2010
- The Town's population decreased by about 9 percent between 2000 and 2010

**Town of Germantown Age Distribution: 2010**

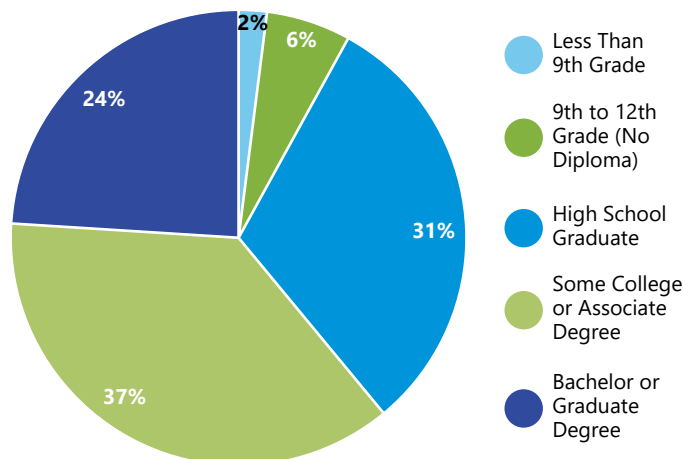
**AGE DISTRIBUTION**

- Persons 20 to 64 years old made up 64 percent of the Town's population
- 21 percent of the population were those 5 to 19 years old
- Persons 65 years and older were 10 percent of the population
- 5 percent of the Town's population was less than 5 years old
- The median age was 44 years in 2010



Source: U.S. Census Bureau (2010 Census) and SEWRPC

**Town of Germantown Educational Attainment of People 25 and Older: 2010-2014**



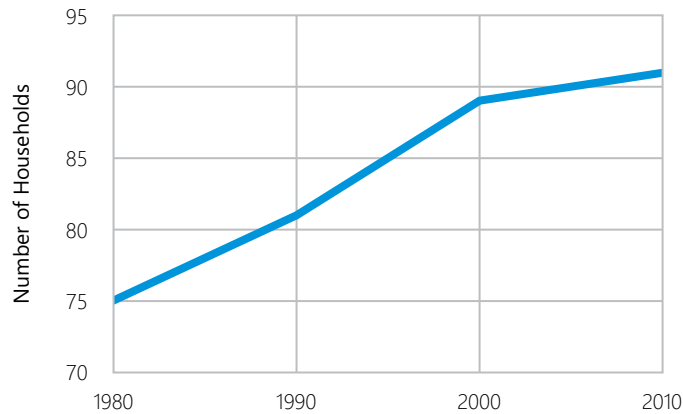
Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**EDUCATIONAL ATTAINMENT**

- 24 percent of the population received a bachelor or graduate degree
- 31 percent have received a high school diploma
- 37 percent have had some college or an associate's degree
- 6 percent have some high school education but have not received a diploma
- 2 percent have not completed 9th grade

**Figure E.1 (Continued)**

**Town of Germantown Number of Households: 1980-2010**

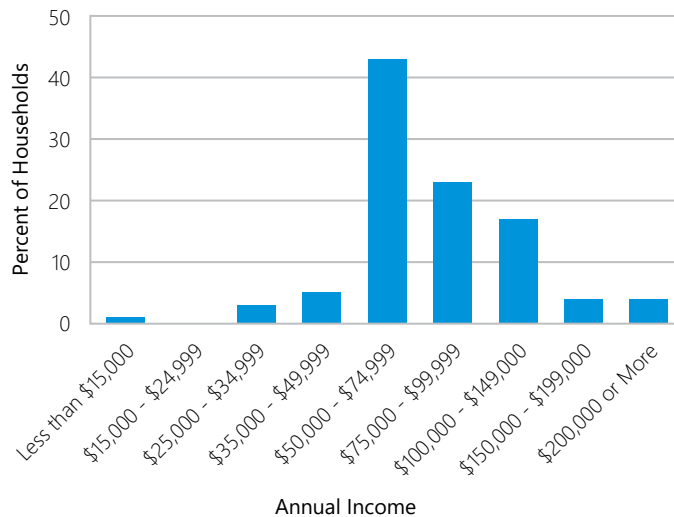


Source: U.S. Census Bureau (2010 Census) and SEWRPC

**HOUSEHOLDS**

- There were 91 households (occupied housing units) in the Town in 2010
- The number of households increased by 2 percent from 2000 to 2010
- The average household size in 2010 was 2.8 persons

**Town of Germantown Household Income: 2010-2014**



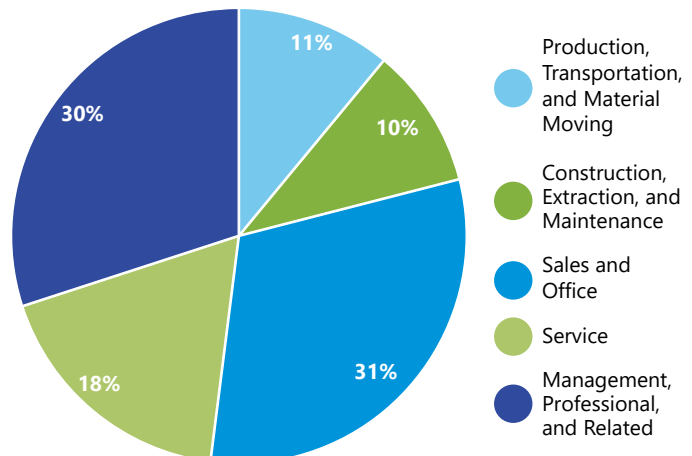
Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**Town of Germantown Occupation Types: 2010-2014**

**EMPLOYMENT AND OCCUPATIONAL CHARACTERISTICS**

Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time.

- 143 Town of Germantown residents age 16 and older were in the labor force
- 2 percent were unemployed



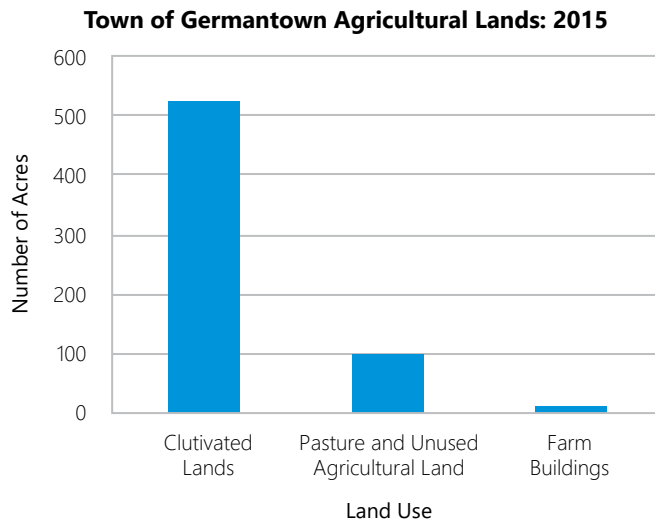
Source: U.S. Census Bureau (2010-2014 American Community Survey) and SEWRPC

**Figure E.2**  
**Town of Germantown Comprehensive Plan Fact Sheet:**  
**Inventory of Agricultural, Natural, and Cultural Resources**

**AGRICULTURAL RESOURCES**

**Existing Farmland**

- The Town of Germantown had a total of 635 acres of agricultural land in 2015



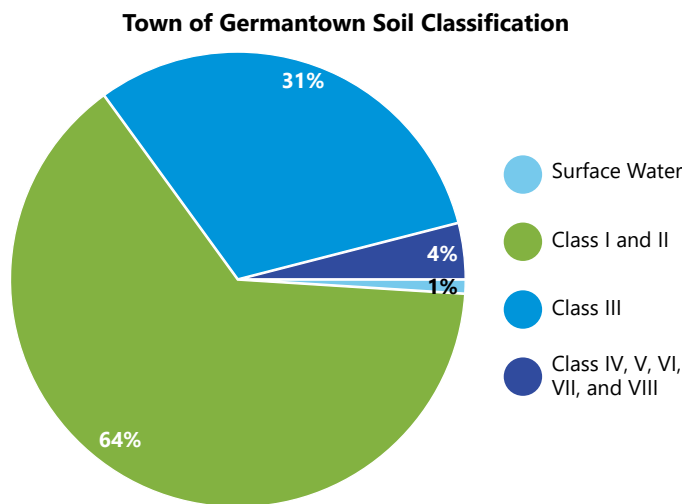
Source: SEWRPC

**Soils**

- The Town of Germantown contains 588 acres of saturated soils, which equals 51 percent of the Town. These soils are saturated with water or have a water table at or near the surface.

**Soil Classifications**

- Class I and II soils are considered "National Prime Farmlands" and have few limitations
- Class III soils are considered "Farmlands of Statewide Importance" but may have limitations that require special conservation practices
- Class IV soils have very severe limitations that may limit the choice of crops and/or require special management
- Class V, VI, and VII soils are considered suitable for pasture but not for crops
- Class VIII soils do not produce economically worthwhile yields of crops, forage, or wood products



Source: Natural Resources Conservation Service and SEWRPC

## **NATURAL RESOURCES**

### **Water Resources (2015)**

- 6 acres of surface water
- 369 acres of floodplains
- 237 acres of wetland

### **Park and Open Space Sites (2015)**

- Rockfield Elementary School (8 acres)

### **Environmental Corridors and Isolated Natural Resource Areas**

Areas in which concentrations of the best remaining elements of the natural resource base occur.

#### ***Primary Environmental Corridors***

- At least 400 acres in size
- Two miles long
- 200 feet wide

#### ***Secondary Environmental Corridors***

- If linking primary corridors, no minimum area or length criteria apply
- If not linking primary corridors, it must be at least 100 acres in size and one mile long

#### ***Isolated Natural Resource Areas***

- Encompass at least 5 acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors

In 2015, there were about 214 acres in the Town of Germantown within primary environmental corridors, or about 18 percent of the Town. Secondary environmental corridors encompassed about 41 acres, or about 4 percent of the Town, and isolated natural resource areas encompassed about 27 acres, or about 2 percent of the Town.

## **CULTURAL RESOURCES**

The Germantown Historical Society maintains a pair of museums and a research library, all within the confines of the historic Dheinsville Settlement, providing great insight into the pioneer lifestyle.

**Figure E.3**

**Town of Germantown Comprehensive Plan Fact Sheet: Inventory of Existing Land Uses**

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**AGRICULTURAL LANDS**

- Agricultural lands include all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings.
  - In 2015, agriculture was the predominate land use in the Town. It encompassed 635 acres, or 55 percent of the Town.

**NATURAL RESOURCE AREAS**

- Natural resource areas included rivers, streams, woodlands, and wetlands.
  - In 2015, natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 270 acres, or about 23 percent of the Town.

**RESIDENTIAL**

- In 2015:
  - Residential uses encompassed 124 acres, or about 11 percent of the Town.
  - All residential uses in the Town were single-family homes.

**TRANSPORTATION, COMMUNICATION, AND UTILITIES**

- In 2015, transportation, communication, and utility land uses encompassed about 71 acres, or about 6 percent of the Town. All but six of the 71 acres were made up of street and highway rights-of-way

**OPEN LANDS**

- Open lands include lands in rural areas that are not being farmed, and other lands that have not been developed.
  - In 2015, open lands encompassed about 41 acres, or about 4 percent of the Town.

**COMMERCIAL**

- In 2015, commercial land encompassed about 13 acres, or 1 percent of the Town.

**GOVERNMENTAL, INSTITUTIONAL, AND RECREATIONAL**

- In 2015, land used for government, institutional, and recreational uses encompassed about 8 acres, or less than 1 percent of the Town. There was one parcel in this category, the Rockfield Elementary School.

**INDUSTRIAL**

- In 2015, industrial land encompassed about 3 acres, or less than 1 percent of the Town



**Figure E.4**  
**Town of Germantown Comprehensive Plan Fact Sheet:**  
**Inventory of Transportation Facilities and Services**

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## **STREETS AND HIGHWAYS**

### **Arterial Highways**

- Arterial highways carry traffic between communities and to destinations outside the County.
  - There were 2.7 miles of arterial highways in the Town of Germantown in 2015 under the jurisdiction of the Wisconsin Department of Transportation (WisDOT) (State Highway 145)
  - There were 0.9 miles of arterial highways under the jurisdiction of Washington County (County Highways G and Y)

### **Collector and Land Access Streets**

- All Town streets are classified as collector or land access streets
  - In 2015, there were 8.5 miles of collector and land access streets in the Town

## **RURAL AND SMALL URBAN COMMUNITY PUBLIC TRANSPORTATION**

### **Washington County Shared-Ride Taxi System**

- Provides transportation for Washington County residents within Washington County and to and from Menomonee Falls and areas up to one mile into Ozaukee County.

## **OTHER TRANSPORTATION FACILITIES AND SERVICES**

### **Airports**

- There are no airports in the Town. General passenger service is provided by Milwaukee Mitchell International Airport in Milwaukee County. Public airports in Washington County include the West Bend and Hartford Municipal Airports.

### **Rail Freight Services**

- There is no rail freight service in the Town. Rail service in the County includes two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line. A mainline railway, operated by the Wisconsin and Southern Railroad Company (WSOR), and the spur line, operated by the Canadian National Railway (CN), both cross through the Village of Germantown.

**Figure E.5**

**Town of Germantown Comprehensive Plan Fact Sheet: Utilities and Community Facilities**

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**COMMUNITY FACILITIES**

**Town Hall and Library**

- The Town Hall is located in the home of the Town Clerk. Town meetings are held at the Rockfield Elementary School, N132 W18473 Rockfield Road.
- The nearest library is the Germantown Community Library in the Village of Germantown.

**Police, Fire Protection, and Emergency Rescue Services**

- Police protection in the Town is provided by the Washington County Sheriff’s Department, which is located in the City of West Bend.
- Fire protection and emergency rescue services are provided by the Richfield Volunteer Fire Company, located in the Village of Richfield.

**Schools**

- The Town of Germantown is located entirely within the Germantown School District. The District operates one school in the Town, Rockfield Elementary School (serving Kindergarten through 5th grade).
- Public middle and high school students attend schools in the Village of Germantown.

**Health Care Facilities**

- There are no hospitals or clinics for non-specialized medical services located in the Town.
- Clinics and additional health care facilities are located in nearby Washington County communities and in Milwaukee and Waukesha Counties.
  - St. Joseph’s Community Hospital – Town of Polk
  - Aurora Medical Center – City of Hartford

**UTILITIES**

**Sanitary Sewers**

- All developed properties in the Town rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code.
- Between 1980 and 2017, permits were issued for 51 POWTS in the Town.

**Water Supply**

- Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. The Town does not have a public water supply system.

**Stormwater Management**

- Stormwater in the Town drains through natural watercourses, roadside ditches, and culverts. The Town does not have a storm sewer system.

**Electric Power and Natural Gas**

- WE Energies provides electric power and natural gas service throughout the Town.

**Street Lighting**

- The Town provides street lighting at the intersections of Cedar Lane and STH 145, Pioneer Road and STH 145, Pioneer Road and Springside Lane, Rockfield Road and Maple Road, Rockfield Road and STH 145, and Marquette and Shadow Lane.

**Solid Waste Management Facilities**

- The Town of Germantown contracts with Waste Management for curbside recycling and trash pickup services for Town residents.

## **Town Vision**

Washington County University of Wisconsin – Extension (UWEX) staff met with the Town Plan Commission and Town Board on June 12, 2007, and developed the following vision statement:

*“The Town of Germantown is the oldest town in Washington County (established in 1846) and the smallest in land area in the State. Residents take a certain pride in the Town’s capacity to adapt and survive. The ability of residents to “stick together” serves the Town well into the future as the Town strives to remain in control of its own destiny. In 2035, Town residents continue to enjoy a safe, quiet, primarily residential community, while still being able to access the amenities of nearby urban areas. A higher than normal ratio of jobs to residents allows the Town to provide employment for the surrounding region, keep local taxes low, and provide above average services.”*

## **Issues and Opportunities**

The following public participation events were held to obtain input from Town residents and identify the Town’s issues and opportunities.

### **Comprehensive Planning “Kickoff” Meeting**

A comprehensive planning “kickoff” meeting was held in the Town on February 14, 2006. The meeting was an opportunity for Town residents to learn about the comprehensive planning process and participate in a strengths, weaknesses, opportunities, and threats (SWOT) assessment. A total of 35 people attended the meeting. The following are the issues identified as being most important by SWOT analysis participants:

- *Strengths:* Something that makes a community stand out when compared to other communities; resources or capabilities that help a community be successful/strong.
  - Small size/community
  - Cohesiveness/sense of community
  - Rural atmosphere
  - Lower taxes – but still good services
  - Easy access to elected officials
  - Safe
  - Quiet
- *Weaknesses:* Deficiencies in resources for a community to be successful.
  - Limited local control of land use
  - Lack of cable/high speed internet
  - Small size and population
  - Small pool of candidates for clerk, board, planning commission, etc.
  - Lack of citizen participation in government/town affairs
  - Lack of communication between town and citizens
- *Opportunities:* Something that could be done to improve a community; factors or situations that can affect a community in a favorable way.
  - Better definition of who we are and who we want to be/don’t want to be
  - Local control over land use
  - Residents becoming more involved
  - Increased communication between Town and residents
  - Access to high-speed internet

- **Threats:** Anything that could jeopardize the future success of a community; factors or situations that can affect a community in a negative way.
  - Possible businesses in residential areas
  - Village expansion
  - Fragmentation of the town
  - Conflicting land use visions of other communities
  - Being forced to hook up to public sewer and water (especially if just installed a new system)
  - Increased traffic
  - Decrease in neighborhood safety
  - The wrong type of businesses
  - Depletion of groundwater due to new development of businesses
  - The extraterritorial power of the village
  - Increasing values – increasing taxes
  - Local roads being worn out by traffic from Cabela's, etc.

### ***Comprehensive Planning Visioning Workshop***

A comprehensive planning visioning workshop/open house was held in the Town on September 11, 2006. The event was an opportunity for Town residents to review the inventory chapters of the comprehensive plan, map future land use on an interactive Smart Board using Geographic Information Systems (GIS) software, review existing Town goals, share opinions on development preferences, and develop a vision statement for the Town. A total of 10 residents attended the workshop and the majority wanted to preserve wetlands and other natural areas. There was also support for use of conservation subdivisions to protect wooded areas and other natural resources.

### **Town Goals and Objectives**

A meeting was held with the Town Plan Commission and Town Board on June 12, 2007, to develop goals and objectives for the comprehensive plan. The meeting was facilitated by UWEX staff. The goals and objectives are organized under the nine elements of a comprehensive plan required by Section 66.1001(2) of the *Wisconsin Statutes*. The following Town goals and objectives supplement the goals, objectives, policies, and programs listed in Chapters VIII through XIV of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*.

#### ***General Goals and Objectives (Issues and Opportunities Element)***

*Goal:* Promote the general welfare, health, safety, morals, comfort and prosperity of the Town.

*Goal:* Preserve and promote the general attractiveness and character of the community.

#### ***Agricultural, Natural, and Cultural Resources Element***

*Goal:* Preserve and protect the natural beauty and character of the landscape and topography of the area.

*Objective:* Minimize the disruption of environmentally sensitive areas, such as primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands.

*Goal:* Preserve agricultural lands and protect farming operations as long as they remain viable in the Town.

*Objective:* Develop methods to protect and preserve productive agricultural lands.

*Goal:* Work with the historical societies and similar organizations in the area.

*Objective:* Periodically forward appropriate Town records of historical value to interested organizations.

#### ***Land Use Element***

*Goal:* Guide the proper distribution and location of population and of various land uses.

*Objective:* Encourage land use decisions that would reduce conflict from incompatible adjacent land uses.

### **Housing Element**

*Goal:* In cooperation with neighboring communities, provide for a range of housing types to serve the varied and special needs of residents.

*Objective:* Encourage flexible zoning to accommodate a variety of housing options.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

### **Transportation Element**

*Goal:* Continue to promote the safety and efficiency of local streets and highways.

*Objective:* Ensure proper maintenance and care, such as road repair and plowing, of local streets and highways.

### **Utilities and Community Facilities Element**

*Goal:* Provide for the public safety of Town residents and businesses.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

### **Economic Development Element**

*Goal:* Continue to conserve and stabilize the economic values of the community.

*Objective:* Avoid, if possible, land use decisions that would be detrimental to property values.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

### **Intergovernmental Cooperation Element**

*Goal:* Continue to cooperate with neighboring communities.

*Objective:* Encourage joint planning efforts with the Village of Germantown.

*Objective:* Continue shared services with neighboring communities.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

### **Implementation Element**

*Goal:* Ensure the Town's comprehensive plan remains relevant.

*Objective:* Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## **LAND USE ELEMENT**

SEWRPC and Washington County staff met with the Germantown Town Board and Plan Commission on April 4, 2007, to develop a preliminary land use plan map for 2035 and to review data layers to help identify environmentally sensitive lands and natural limitations for building site development in the Town. The land use plan map developed by the Town was included in the Washington County land use plan map (Map 84 in the *Multi-Jurisdictional Plan for Washington County: 2035*). The County and Town land use plan maps were updated in 2013 to delineate areas that meet the criteria established by the County for farmland preservation areas (FPAs). The Town agreed with the County to designate FPAs in the Town. However, due to a lack of interest among eligible landowners in participating in the Wisconsin Farmland Preservation Program, the Town has declined to establish a zoning district that meets the Farmland Preservation zoning district requirements specified in Chapter 91 of the *Wisconsin Statutes* (Wisconsin Farmland Preservation Program). As a result, areas designated as FPAs on the Town land use plan map in 2013 have been re-designated as general agriculture on the year 2050 Town land use plan map.

In 2016, Washington County began work on an update to its comprehensive plan, in cooperation with SEWRPC and 14 local government partners. The Town of Germantown participated with the County in the plan update, and worked with SEWRPC to prepare this update to the Town comprehensive plan.

Map E.1 depicts the Town of Germantown preliminary land use plan for the year 2050. Table E.1 provides the number of acres and percent of the Town in each land use category in both the year 2015 (existing land uses) and the year 2050 (planned land uses), and the changes between existing and planned land uses. Map E.2 shows land uses within the Town in 2015.

Categories included on Map E.1 are described as follows:

### **Single-Family Residential (Suburban Density)**

Residential uses occupy 246 acres, or about 21 percent of the Town, on the 2050 land use plan map, which is an increase of 122 acres in the amount of land developed for residential uses in 2015. All future residential uses are categorized as single-family, at a suburban density. The suburban density reflects the three-acre minimum lot size required by the two single-family residential zoning districts in the Town zoning ordinance.

### **Commercial**

Commercial uses occupy 14 acres, or about 1 percent of the Town, on the 2050 land use plan map. All of the commercial areas shown on the plan map were existing uses in 2015, and include taverns, restaurants, landscape sales, and an office related to a waste disposal business. This category is intended to allow general retail and service uses, including stores, taverns, offices, restaurants, and other uses permitted by the Town zoning ordinance.

### **Industrial**

The plan envisions that the areas devoted to industrial land uses would occupy four acres, or less than 1 percent of the Town. The industrial area shown on the plan reflects an industrial use (a waste disposal business) existing in 2015, and adjacent lands north of the existing business. This category is intended to accommodate manufacturing and other industrial uses permitted by the Town zoning ordinance.

### **Governmental, Institutional, and Recreational**

The Governmental, Institutional, and Recreational land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. The governmental, institutional, and recreational use shown on the land use plan map is the Rockfield School, which occupies 15 acres, or about 1 percent of the Town.

### **Street and Highway Rights-of-Way**

All existing street and highway rights-of-way (as of January 1, 2015) are shown on Map E.1 as a separate category. There were 65 acres, or about 6 percent of the Town, within existing street and highway rights-of-way in 2015. There are 74 acres in this category on the land use plan map, which includes planned extensions of Woodland Avenue and Scott Lane (east of Rockfield School). Additional minor streets may be needed if the 122 acres of additional land shown on the land use plan map are developed for residential use; however, about 59 acres of this additional 122 acres are part of existing residential lots and unlikely to be further developed. The *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050* provides additional information regarding planned arterial streets and other transportation facilities in the Town and Washington County.

### **Utilities and Other Transportation**

This category includes transportation facilities other than street rights-of-way. The Riteway Bus Company facilities are in this category on Map E.1; and occupy about six acres, or less than 1 percent of the Town.

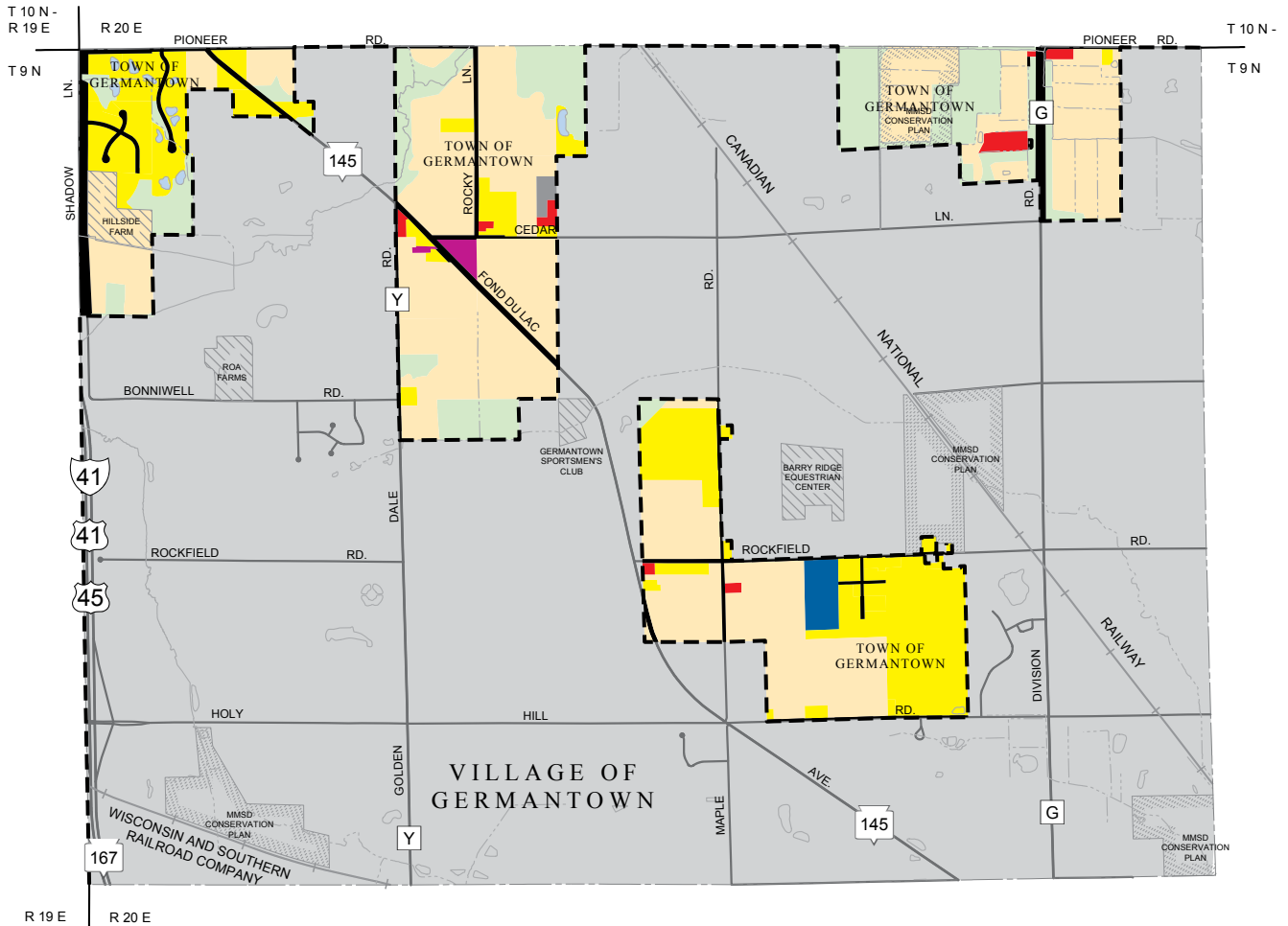
### **General Agriculture**

The General Agriculture category occupies 609 acres, or about 52 percent of the Town, on the 2050 land use plan map. The agricultural category would allow all agricultural uses, as well as residential development with a minimum lot size of three acres. The plan encourages the continuation of agricultural activity in these areas.

### **Wetlands**

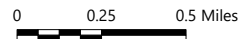
Wetlands encompass 191 acres, or about 16 percent of the Town. Wetlands are regulated under State and Federal laws and County ordinances. Development of wetlands (usually requiring them to be filled)

# Map E.1 Preliminary Land Use Plan for the Town of Germantown: 2050



- SINGLE FAMILY RESIDENTIAL (SUBURBAN DENSITY)
- GENERAL COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL, INSTITUTIONAL, AND RECREATIONAL
- STREET AND HIGHWAY RIGHTS-OF-WAY
- UTILITIES AND OTHER TRANSPORTATION
- GENERAL AGRICULTURE
- WETLANDS
- SURFACE WATER
- TOWN/VILLAGE BOUNDARY

Note: This map may be revised prior to adoption by the local governing body and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



Source: Town of Germantown, Washington County, and SEWRPC

**Table E.1  
Existing and Planned Land Uses in the Town of Germantown: 2015 and 2050**

Land Use Category	Existing Land Uses (2015)		Planned Change		Planned Land Uses (2050)	
	Acres	Percent of Total	Acres	Percent Change	Acres	Percent of Total
Urban						
Single-Family Residential (Suburban Density) <sup>a</sup>	124	10.6	122	98.4	246	21.1
Commercial	13	1.1	1	7.7	14	1.2
Industrial	3	0.3	1	33.3	4	0.3
Government, Institutional, and Recreational	8	0.7	7	87.5	15	1.3
Street and Highway Rights-of-Way	65	5.6	9 <sup>b</sup>	13.8	74	6.4
Utilities and Other Transportation	6	0.5	0	0.0	6	0.5
Urban Subtotal	219	18.8	140	63.9	359	30.8
Nonurban						
General Agriculture <sup>c</sup>	635	54.5	-26	-4.1	609	52.3
Open Lands (Rural)	41	3.5	-41	-100.0	0	0.0
Woodlands	27	2.3	-27 <sup>d</sup>	-100.0	0	0.0
Wetlands	237	20.4	-46	-19.4	191	16.4
Surface Water	6	0.5	0	0.0	6	0.5
Nonurban Subtotal	946	81.2	-140	-14.8	806	69.2
Total	1,165	100.0	--	--	1,165	100.0

<sup>a</sup> Minimum lot size of three acres.

<sup>b</sup> Reflects extensions of Woodland Avenue and Scott Lane.

<sup>c</sup> Allows agricultural uses and residential uses with a minimum lot size of three acres.

<sup>d</sup> Although woodlands are not shown on the plan map, they may still be in existence in 2050.

Source: SEWRPC

is limited. Permits to allow development in wetlands generally require “mitigation,” which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.

### Surface Water

Surface waters in the Town include small ponds and streams and encompass six acres, or less than 1 percent of the Town.

### Supporting Maps

The following maps supplement the land use plan map:

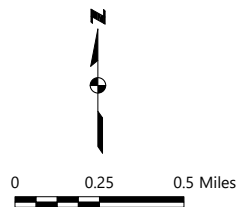
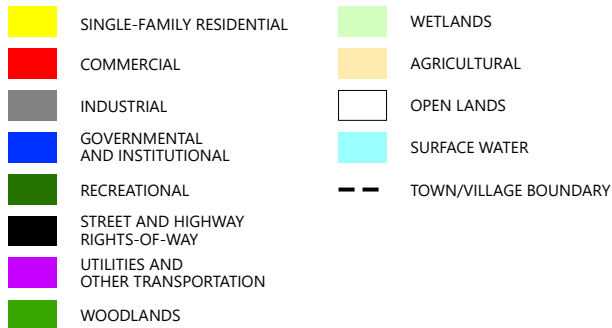
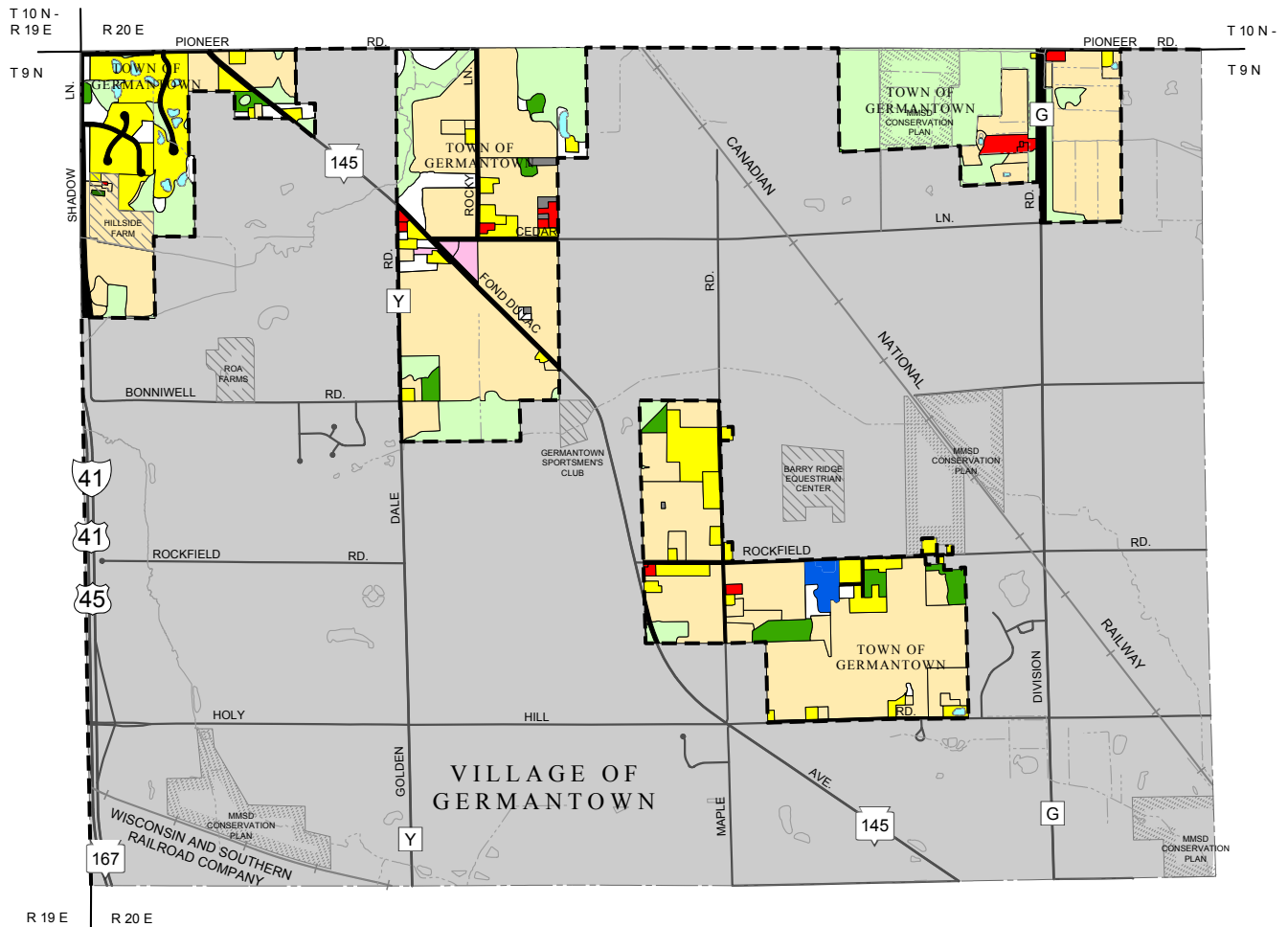
- **Environmentally Sensitive Lands and Natural Limitations to Building Site Development**

Natural resources and related features within the County are identified in Chapter 5 of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050*. Environmentally sensitive lands of importance to the Town are shown on Map E.3, and include primary environmental corridors, secondary environmental corridors, isolated natural resource areas, woodlands, and one-percent-annual-probability (100-year recurrence interval) floodplains. Recommendations for the protection and management of these resources are included in the Agricultural, Natural, and Cultural Resources Element of the multi-jurisdictional comprehensive plan. The Town will use the guidelines presented on Table 2.1 in Chapter 2 of the *Multi-Jurisdictional Comprehensive Plan for Washington County: 2050* when reviewing development proposals on parcels that include primary environmental corridors, secondary environmental corridors, or isolated natural resource areas.

Natural resource features that may limit development are shown on Map E.4. These features include hydric soils, surface water, wetlands, and bedrock within three feet of the ground surface. All of these features affect the construction costs of urban development, and may limit the location of buildings, pavement, utilities, and private onsite wastewater treatment systems (POWTS). In some

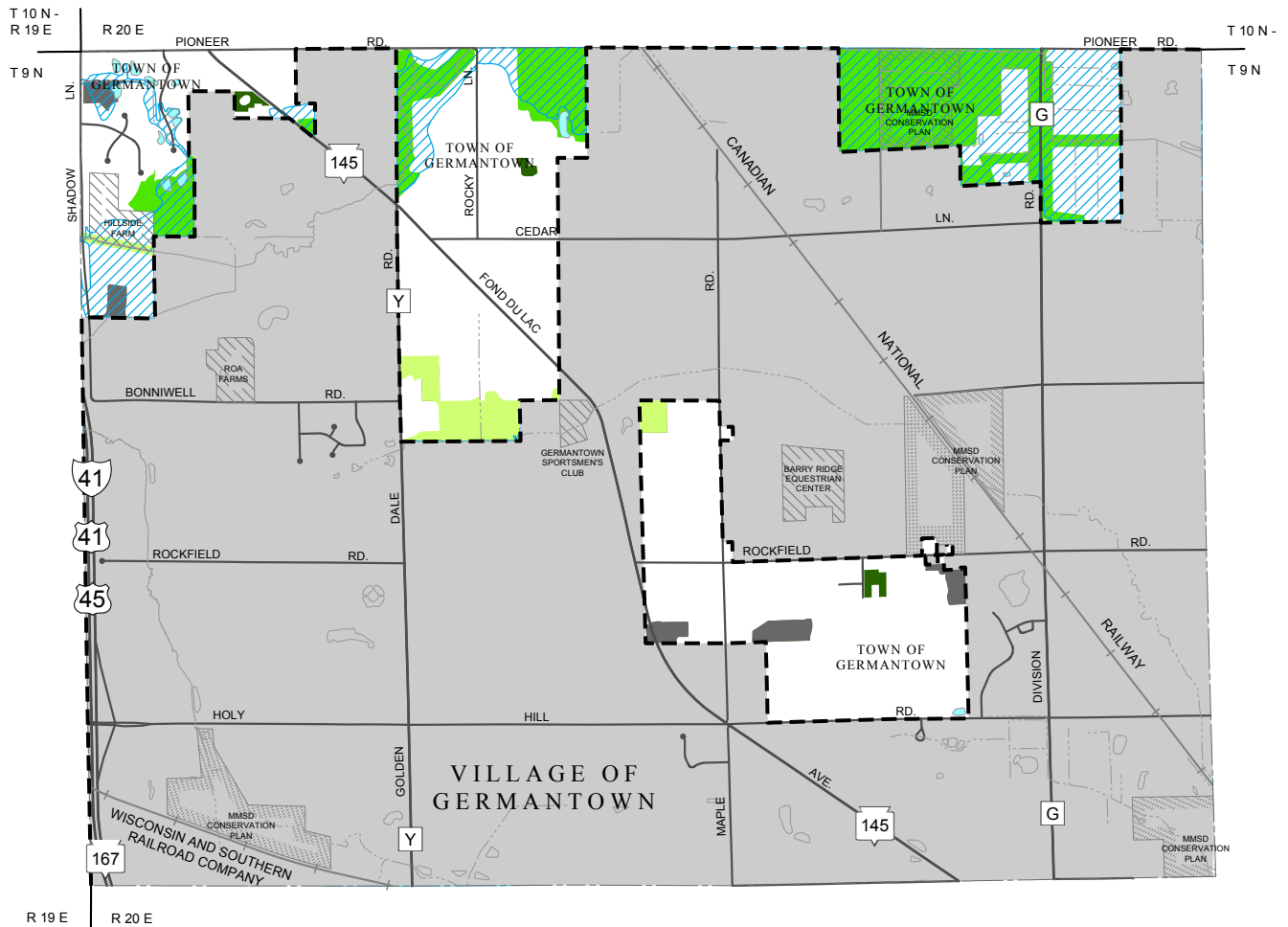


## Map E.2 Existing Land Uses in the Town of Germantown: 2015

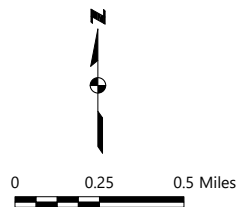


Source: SEWRPC

## Map E.3 Environmentally Sensitive Areas in the Town of Germantown

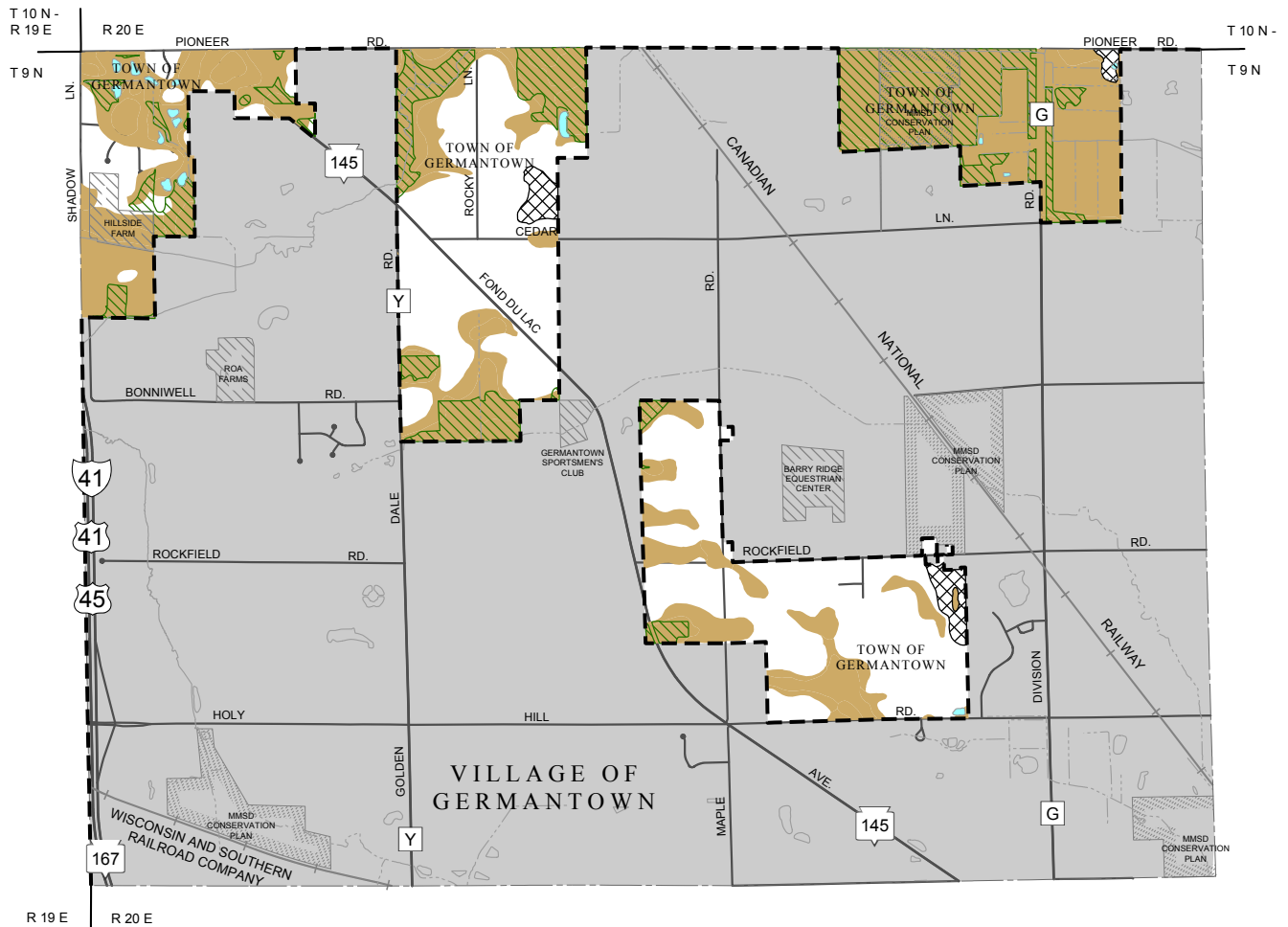


- PRIMARY ENVIRONMENTAL CORRIDORS (2015)
- SECONDARY ENVIRONMENTAL CORRIDORS (2015)
- ISOLATED NATURAL RESOURCE AREAS (2015)
- WOODLANDS OUTSIDE OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS (2015)
- SURFACE WATER
- ONE-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAINS (2015)
- TOWN/VILLAGE BOUNDARY



Source: Federal Emergency Management Agency and SEWRPC

## Map E.4 Natural Limitations to Building Site Development in the Town of Germantown



- SATURATED (HYDRIC) SOILS
- SURFACE WATER
- WETLANDS
- AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
- TOWN/VILLAGE BOUNDARY



0 0.25 0.5 Miles

Source: USDA - Natural Resources Conservation Service and SEWRPC

cases, particularly in wetlands and floodplains, State regulations and County ordinances will also affect site development.

Map E.5 shows areas identified by the Wisconsin Geologic and Natural History Survey as having potentially marketable crushed and building stone deposits. The year 2035 multi-jurisdictional comprehensive plan recommended that local governments consider allowing extractive uses as a conditional use in agricultural areas that scored below 7.0 in the land evaluation and site assessment (LESA) analysis (see following paragraph) in areas outside primary environmental corridors, floodways, and navigable waters, in order to ensure an adequate supply of nonmetallic mineral resources at a reasonable cost for new construction and maintenance of existing infrastructure. A comparison of Maps E.5 and E.6 indicates that few of the areas in the Town that scored below 7.0 in the LESA analysis are identified as marketable areas for extraction of stone.

- **Productive Agricultural Soils**

A LESA analysis was conducted as part of the comprehensive planning process to help identify productive agricultural soils that are well-suited for long term agricultural use. The LESA analysis is described in Chapter VIII of the year 2035 multi-jurisdictional comprehensive plan, and was used to help update the Washington County farmland preservation plan following adoption of the comprehensive plan by the County Board in April 2008. The results of the LESA analysis in the Town of Germantown are shown on Map E.6.

## PLAN IMPLEMENTATION

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*

The Town has adopted subdivision regulations and a zoning ordinance and map, and is regulated under the Washington County shoreland and floodplain zoning ordinance. Zoning in effect in the Town in 2018 is shown on Map E.7. The Town zoning ordinance is summarized in Table E.2.

The Town Board will consider the following changes to the Town zoning ordinance:

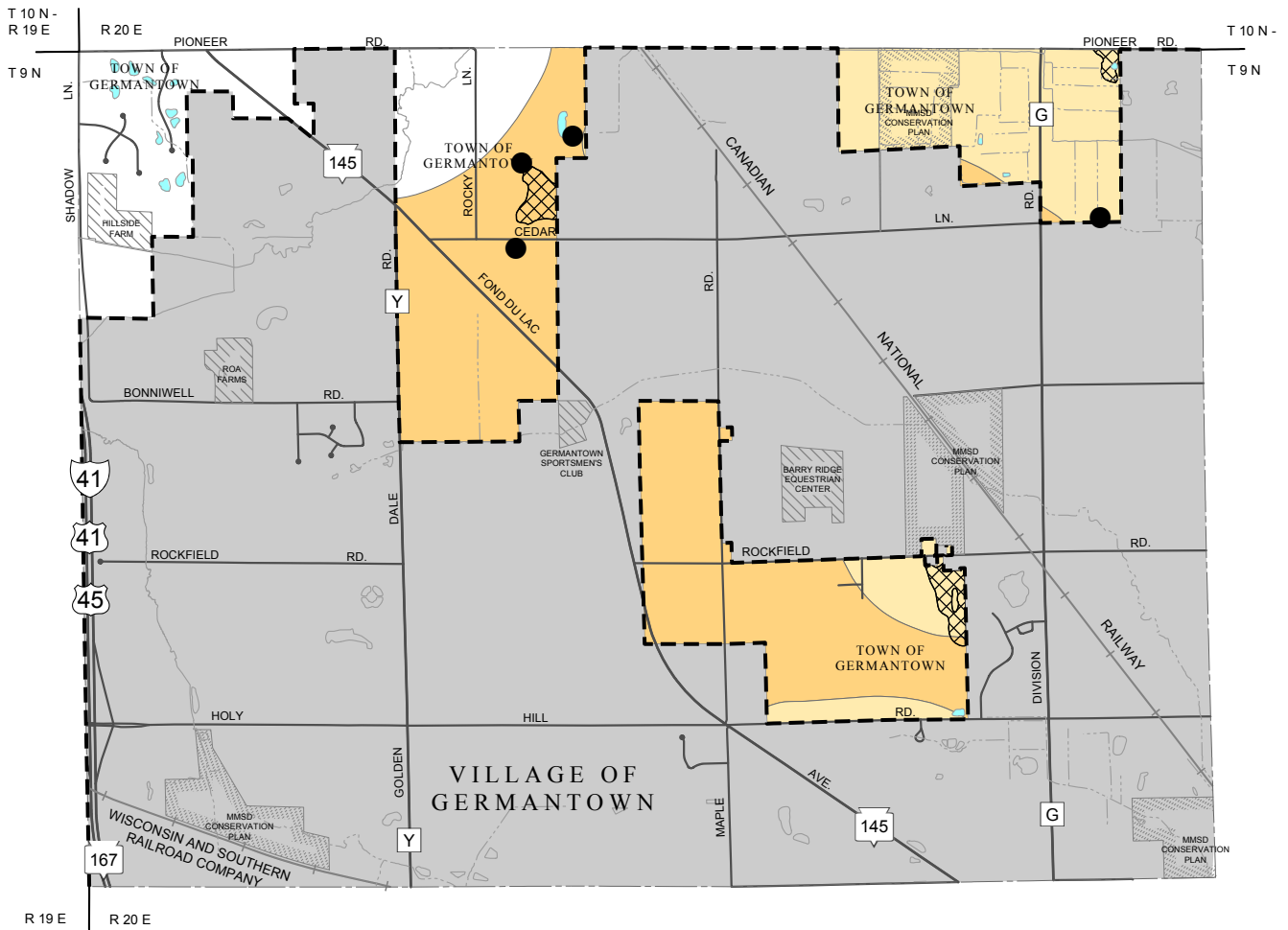
- Amend the ordinance to limit residential uses in business and commercial districts to residences for the owners or caretakers of the property






The Town Board will consider the following changes to the Town zoning map:

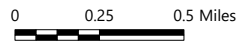
- Place wetlands in the existing conservancy zoning district.

The Town Board will consider amending the Town subdivision ordinance (Section 17 of the Town Code of Ordinances) to incorporate by reference the procedural requirements for the review of subdivisions in Chapter 236 of the *Wisconsin Statutes*.

**Map E.5**  
**Potential Sources of Crushed or Building Stone in the Town of Germantown**

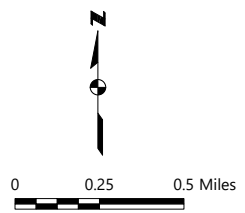
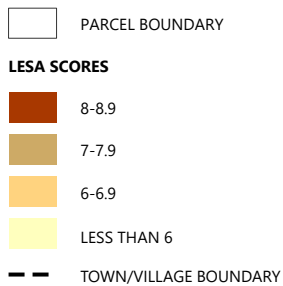
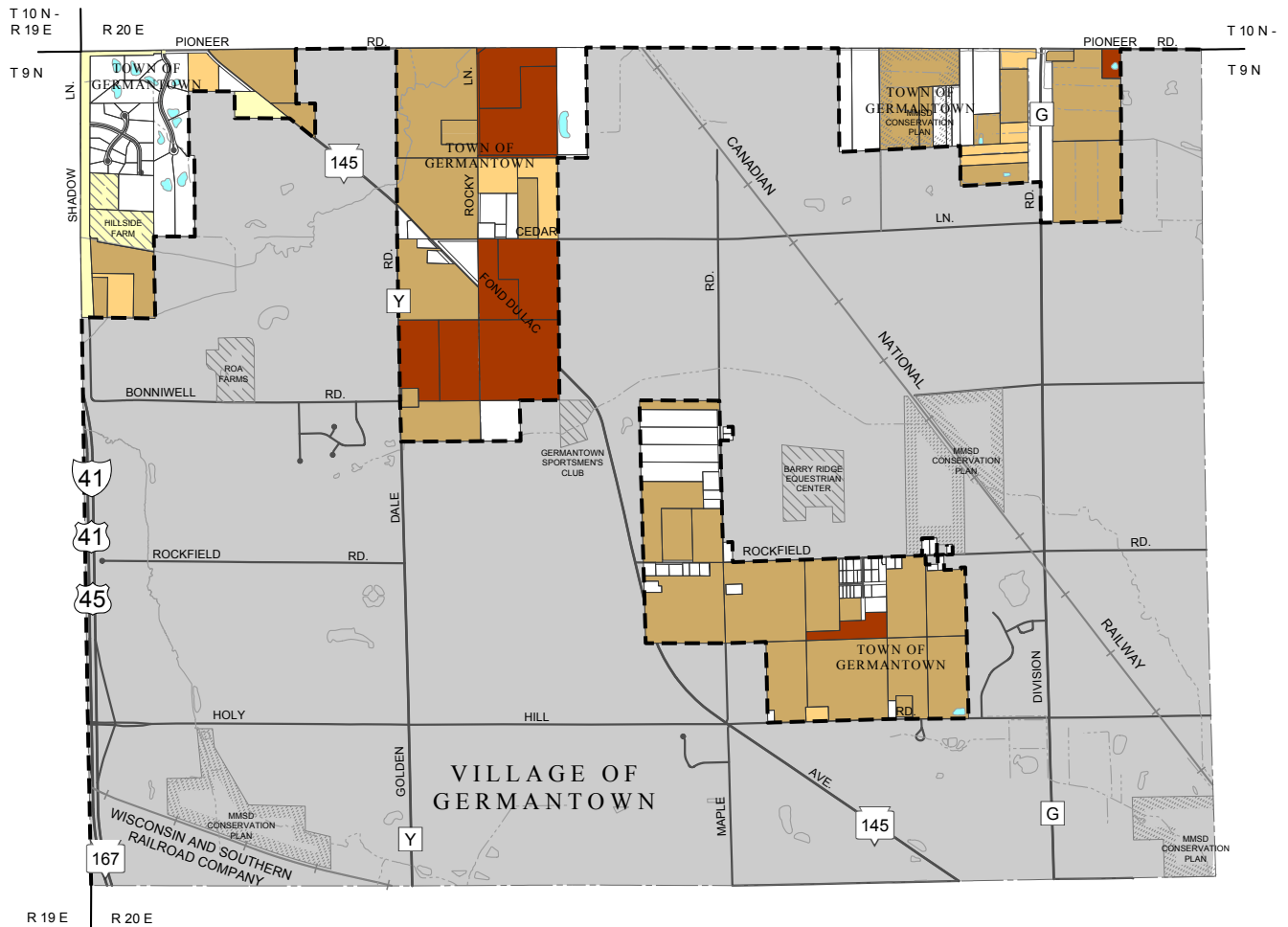


-  AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE WITHIN 25 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE/LIMESTONE BETWEEN 25 AND 50 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  REPORTED OUTCROPS
-  TOWN/VILLAGE BOUNDARY



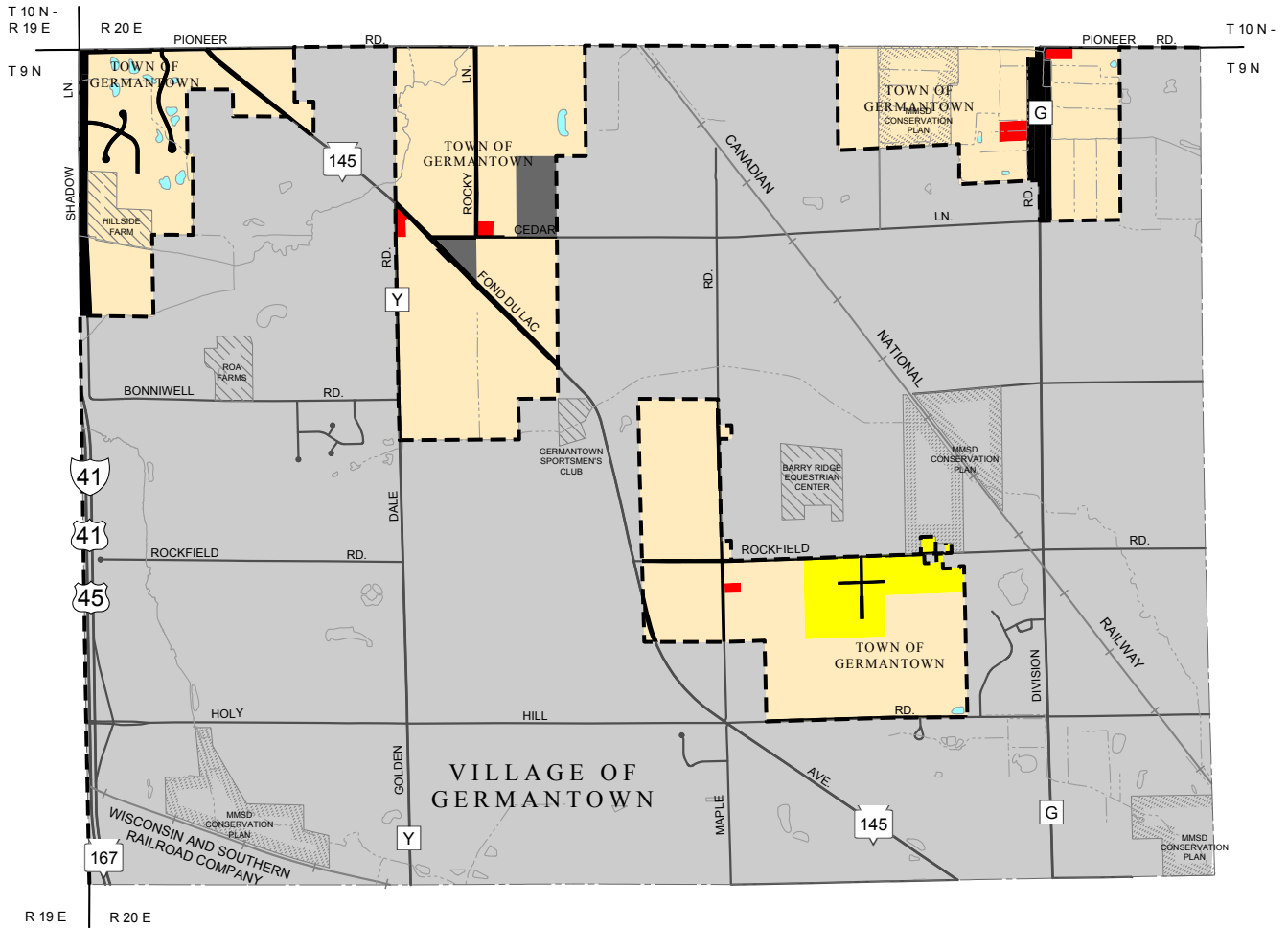
Source: USDA - Natural Resources Conservation Service, Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006), University of Wisconsin - Extension, and SEWRPC

## Map E.6 LESA Scores for Agricultural Parcels in the Town of Germantown



Source: Washington County and SEWRPC

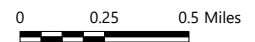
**Map E.7**  
**Zoning in the Town of Germantown: 2019**



**ZONING DISTRICT**

- AGRICULTURAL
- 'B' RESIDENCE
- COMMERCIAL AND LIGHT MANUFACTURING
- LOCAL BUSINESS
- TOWN/VILLAGE BOUNDARY

Note: Please contact the town zoning administrator to determine if the Town Board has approved any rezonings since this map was prepared.



Source: Town of Germantown and SEWRPC

**Table E.2  
Town of Germantown Zoning Ordinance Summary of District Regulations**

<b>District</b>	<b>Typical Principal Uses</b>	<b>Typical Conditional Uses</b>	<b>Minimum Lot Size</b>	<b>Minimum/Maximum Floor Area (square feet)</b>
Conservancy District	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, dams and hydro-electric power transmission, telephone, telegraph and power transmission, and non-residential buildings used for raising lowland animals, fowl, or fish	None	N/A	N/A
A Residence District	Single-family residences, farming and dairying, public parks and playgrounds, truck gardening and nurseries, roadside sale of farm products, and home occupations	Home occupations	3 acres, exclusive of street rights-of-way	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District principal uses, cemeteries not exceeding ten acres, tourist homes, and motels	Home occupations	Same as A Residence District	Same as A Residence District
Agricultural District	All B Residence District principal uses, livestock, poultry raising, golf courses, airports, kennels, and animal hospitals	Home occupations	Same as A Residence District	Same as A Residence District
Local Business District	All B Residence and Agricultural District principal uses, multi-family dwellings, automobile sales and service, banking institutions, police or fire stations, restaurants, taverns, and retail businesses	Adult businesses and home occupations	3 acres with a minimum of 40,000 sq. ft. per dwelling unit for multi-family development	1,400 minimum per family for residential portion of buildings used for both residential and business purposes; minimum floor area for single-family dwellings are the same as the A Residence District
Commercial and Light Manufacturing District	All A and B Residence, Agricultural, and Local Business District principal uses, and any other uses except specified manufacturing, storage, and salvage uses	None	Same as A Residence District	Same as Local Business District
Industrial District	All A and B Residence, Local Business, Agricultural, or Commercial and Light Manufacturing District principal uses, quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel, and any other uses except specified manufacturing, storage, and salvage uses	None	Same as the Local Business District	Same as Local Business District

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Germantown zoning ordinance and map for specific zoning information.

Source: *Town of Germantown Zoning Ordinance, adopted September 1958 and amended August 1979, and SEWRPC*



## PLAN REVIEW AND ADOPTION

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. Accordingly, a public informational meeting for the Town comprehensive plan was held on February 21, 2008. A public hearing was held by the Town Board on May 12, 2008. The Town provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. The Town Plan Commission approved the plan on May 12, 2008. The Germantown Town Board adopted the comprehensive plan on May 14, 2008.

This Town plan is expected to be adopted by the Town Board to update the Town's plan to the year 2050. The plan update also meets the requirement in Section 66.1001(i) of the *Wisconsin Statutes* that comprehensive plans be updated at least once every 10 years. The adopting resolution and ordinance are included in SEWRPC Memorandum Report No. 235, *A Comprehensive Plan Update for the Town of Germantown: 2050*. The Memorandum Report presents Appendix E in a free standing document and is also expected to be adopted by the Town Board.

## PLAN AMENDMENT PROCEDURE

The Town land use plan map; the goals and objectives; or other information included in this report may be amended by the Town Board at any time. The State comprehensive planning law requires that the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan be used when amending or updating the plan. The following procedure will be used by the Town when amending the plan:

1. An application for a plan amendment will be submitted to the Town Plan Commission. An amendment may be initiated by a land owner, the Plan Commission, or by the Town Board.
2. The Town Plan Commission will review the plan amendment and make a recommendation to the Town Board. The Plan Commission will adopt a resolution stating whether it favors or objects to the proposed amendment.
3. The Town Board will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes*. The notice will be sent to nonmetallic mining operators and other parties listed in Sections 66.1001(4)(e) and 4(f) of the *Statutes*. The Town Board may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.
4. The Town Board will review the Plan Commission's recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent meeting, the Town Board will approve or deny an ordinance adopting the plan amendment. Adoption of the ordinance must be by a majority vote of all members.
5. Following Town Board action, the Town Clerk will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b), (e), and (f) of the *Statutes*.
6. The Town will work with the Washington County Planning and Parks Department staff to incorporate the amendment into the County comprehensive plan.



**ARTICLE I. GENERAL PROVISIONS**

**SECTION 1 – AUTHORITY**

The Washington County Multi-Jurisdictional Dispute Resolution Panel has been established pursuant to §66.1001(1)(g), Wis. Stats., as amended, and assumes thereby, all responsibilities, duties and powers as provided therein and by related statutes. A copy of these rules shall also be filed with the County Clerk to be kept as a permanent public record. Copies of the rules shall be also available to the public. These rules are supplementary to the provisions of the Washington County ordinances as related to comprehensive planning.

**SECTION 2 – TITLE**

The official title of this body is, The Washington County Multi-Jurisdictional Dispute Resolution Panel, hereafter referred to as the "Panel."

**SECTION 3 – PURPOSE**

The purpose of the Panel is to provide a forum for disputing parties to reach consensus by engaging in facilitated negotiations. This forum is available to Washington County; cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan. The spirit and intent of facilitated negotiations is to bring parties together to openly and candidly discuss an identified dispute and negotiate a mutually agreeable outcome that will be implemented and adhered to by the parties.

**SECTION 4 – PANEL MEMBERSHIP**

The Panel shall be selected on a case-by-case basis at the time of the identification of a dispute requiring a facilitated negotiation meeting. Members will be selected from a pool of candidates comprised of current elected or appointed representatives from cities, villages, towns and the counties. Each party to the dispute shall select three panelists. In order to conduct the negotiation process, the Panel shall be comprised of at least two panelists per party.

## **SECTION 5 – SELECTION PROCESS**

Units of government wishing to participate will be asked to enter into intergovernmental agreements which will describe the obligations of the participating unit of government including the requirement that the unit of government designate elected or appointed representatives to be members of a pool of eligible panelists and designate its clerk or designee as eligible for the pool of potential recording secretaries as mentioned in Article II, Section 3.

Each disputing party shall select, at the time of filing the application, three units of government from the pool of governments for the other disputing party. For example, if a town government and city government have identified a dispute to be submitted to facilitated negotiations, the town shall select three city or village governments from the pool of city-village government participants and the city shall select three town governments from the pool of town governments. In the case of a dispute involving a county government such as a county-town dispute, the county shall select three town governments from the pool of town government participants and the town shall select three county governments from the pool of county government participants. In the event that there are less than three participating county governments, the town shall select all participating county governments from the pool and the staff shall notify the participating county governments that it must designate an adequate number of panelists to fill three positions and two alternates. In addition to each disputing party selecting units of governments, each disputing party shall at the same time select two alternates from the unit of government pool in the same fashion. Each participating city, village or town government selected from the pool shall designate its own representative to serve on the panel. The disputing parties jointly at the time of the filing of the application shall select a recording secretary and an alternate from the available pool of recording secretaries.

## **SECTION 6 – CONFLICTS OF INTEREST**

Any member of the Panel who has any direct or indirect interests, personal or financial, in the matter before the Panel shall not assist with or participate in the negotiation process of such matter at any meeting at which said matter is under consideration. A disqualifying conflict of interest shall be deemed to exist when: (1) The Panel member is the applicant or spouse of the applicant, or is related to the applicant within the third degree of consanguinity or is the husband or wife of someone so related; or, (2) The applicant is the employer, employee, or partner of the member or is a corporation in which the member is a major shareholder or has a major financial interest; or, (3) The member owns property within 300 feet of the property which is the subject of the application. Any member having a disqualifying conflict of interest shall promptly notify the Washington County Planning and Parks Department. Acknowledging that the County Planning and Parks Department is designated by these by-laws to serve in an administrative capacity and recognizing that the County may also be a disputing party taking advantage of this forum to resolve its dispute, such circumstances may give rise to the appearance of a conflict of interest on the part of the County. However, in the event that the County is responsible for administering the process and is also a disputing party, the County shall implement appropriate safeguards by assigning its administrative functions with respect to the Panel to another division within the County Planning and Parks Department to avoid the appearance of or actual conflict and so that the Planning Division is freely and fully capable of taking its dispute through this forum for a resolution.

## **SECTION 7 – LIMITATIONS**

The Panel's role is limited to conducting facilitated negotiation of town, village, city or county disputes related to the comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation. Nothing herein shall be construed to give or grant to the Panel, the power or authority to alter or change the comprehensive plans, ordinances related thereto or other official maps of the disputing parties, which authority shall be retained by the governing bodies of the disputing local units of government. The Panel's role is to facilitate negotiations between the disputing parties in an effort to lead the parties to achieving a mutually agreeable resolution of the dispute or disputes brought before the Panel.

## **SECTION 8 – STAFF ROLE**

The Washington County Planning and Parks Department (hereinafter “staff”) shall provide administrative assistance to the Panel. The Staff’s role shall be limited to assisting the Panel by accepting and processing joint applications, assembling the Panel and coordinating the meeting(s). The Staff shall not, in any way, assist the disputing parties or the presentation of the issue(s) to the Panel. During the facilitated negotiation process, Staff shall be available, upon request of the Panel, to assist the Panel with administrative functions.

## **SECTION 9 – PANEL’S OFFICE**

The Office of the Panel shall be located at the Washington County Planning and Parks Department at 333 East Washington Street, Suite 2300, West Bend, Wisconsin 53095. Panel records of active disputes shall be available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except legal holidays.

# **ARTICLE II. POWERS AND DUTIES OF THE PANEL**

## **SECTION 1 – GENERAL POWERS**

The powers and duties of the Panel are authorized by §66.1001(1), Wis. Stats. and are more completely described herein. The Panel shall have the following general powers:

- A. To facilitate negotiations among disputing parties relating to the county, city, village or town comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation.
- B. To refer written agreements or written outcomes to the appropriate governing bodies for formal action.

## **SECTION 2 – PRESIDING OFFICERS**

Upon convening a Panel for facilitated negotiations, the Panel shall elect a chairperson from among its selected members to coordinate and conduct the Panel during the facilitated negotiation process. The chairperson shall serve as such until the dispute is resolved or the process is otherwise terminated. Upon convening, the Panel shall also select a recording secretary who shall record information as instructed by the Panel. The recording secretary shall not be a member of the Panel. The recording secretary shall be selected from the pool of available clerks of participating governing bodies, but shall not be a clerk from the locale of any of the disputing parties. At the discretion of the Panel, in lieu of a recording secretary, the parties may be required to obtain the services of a stenographer or court reporter to adequately record the negotiation activity and shall equally share the expense of same.

## **SECTION 3 – DUTIES**

1. **CHAIRPERSON.** The chairperson shall preside over and direct the conduct of all meetings of the Panel. The chairperson shall, subject to these rules and further instructions from the Panel, direct the official business of the Panel, supervise the work of the Panel and request necessary help when required. The presiding officer, subject to these rules, shall decide all points of procedure or order.
2. **RECORDING SECRETARY.** The recording secretary, as selected by the disputing parties, shall record information as directed by the Panel and maintain permanent minutes of the Panel’s proceedings; reflect the presence of the participants including representatives of the parties; show generally the activity conducted by the Panel; shall keep records of its official action; shall summarize accurately the information presented by the parties appearing before the Panel and keep a written record of all proceedings; shall record the names and addresses of all persons appearing before the Panel in person, or by attorney; shall, at the conclusion of process, collect all documents introduced during the negotiation process and attach same to the recorded information; and shall file said minutes

and records in the office of the Panel, which minutes and records shall be of public record. County staff shall assist the Recording Secretary in performing these clerical duties as requested by the Chairperson. The Washington County Clerk shall be the custodian of the files of the Panel and shall keep all records.

The County Attorney, or his or her designated representative, may provide assistance and guidance to the Panel, upon request, unless an actual or perceived conflict exists. Upon request of the Panel, assistance of counsel shall be noted in the record of the proceeding.

## **SECTION 4 – SCOPE**

In exercising the powers herein, the Panel shall facilitate negotiations of disputing parties who present an issue relating to the comprehensive plan and who desire to engage in voluntary good faith negotiations to resolve said dispute.

## **ARTICLE III. FACILITATED NEGOTIATION MEETINGS**

### **SECTION 1 – TIME: HOW CALLED**

Meetings of the Panel shall be held, or may be canceled, at the call of the chairperson and at such other time as the Panel may determine provided that all Panel members are notified by staff at least 48 hours prior to such meeting. All meetings shall be open to the public and scheduled and noticed in accordance with Wisconsin's Open Meeting Law, unless a disputing party requests that the facilitated negotiation be conducted in closed session and it is properly noticed as such.

### **SECTION 2 – QUORUM**

A quorum shall consist of at least two selected panelists per each disputing party. Because the Panel is charged with facilitating a negotiation process, the conduct of the meeting will not require the making of formal motions nor will the outcome of the meeting result in a decision or other formal action by the Panel; therefore, the voting requirements and other formal rules of conduct are unnecessary.

### **SECTION 3 – ORDER OF BUSINESS**

- A. Staff provide assistance to the Panel Chairperson for the development of an agenda for each Panel meeting which shall include the general subject matter of the business to be discussed at the meeting.
- B. Meetings shall be conducted as follows:
  1. Call to order and roll call.
  2. Statement by the presiding officer concerning the notice in accordance with the Wisconsin Open Meeting Law. (Read legal notice)
  3. Presiding officer to read the joint application identifying the dispute.
  4. Parties to acknowledge voluntary participation and accuracy of the identified dispute.
  5. Identification of all participants.
  6. Each party is allowed an opening statement regarding the dispute.
  7. Questions by the Panel members.
  8. Other questions or statements at the discretion of the Panel.
  9. Any correspondence received relevant to the issue before the Panel shall be read by the recording secretary.

10. Panel to continue to lead parties in negotiation and engage in debate and discussion.
11. Panel, with the assistance of the parties, to engage in brainstorming to delineate list of possible solutions.
12. Panel to continue leading parties in negotiation process by using suitable facilitation techniques.
13. Written agreement signed by representatives of the disputing parties – reduce resolution(s) to writing.
14. If no agreements are reached, the Panel shall reduce outcomes of the facilitated negotiation to writing.
15. Panel shall send a copy of the outcome to governing body of disputing parties.
16. Adjournment.

The order of business at any meeting or hearing may be varied from the preceding by consent of the members present.

#### **SECTION 4 – ROBERT’S RULES OF ORDER**

Robert’s Rules of Order, Newly Revised, 10th Edition, shall generally guide the actions of the Panel in conduct of its meetings if not covered by these rules, County ordinance or State Statutes.

#### **SECTION 5 – MINUTES**

The Panel, by its recording secretary, shall keep minutes of its meetings including any documentation presented to the Panel.

### **ARTICLE IV. APPLICATIONS**

#### **SECTION 1 – WHO MAY FILE**

Washington County, cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan may submit a joint application regarding a dispute relating to the comprehensive plan. Applications to the Panel shall be filed with the Planning and Parks Department. Disputing parties must co-sign an application which shall include a jointly defined dispute, minutes of the governing body reflecting authorization to engage in the negotiation process, proposed outcomes and a general description of communications between the parties regarding the dispute.

#### **SECTION 2 – COPIES TO BE SENT**

Staff shall promptly transmit copies of the application and the supporting documentation as follows: original retained for Panel file; a copy to the applicants; copy to the Clerks of the respective governing bodies of the disputing parties; and copy to SEWRPC.

#### **SECTION 3 – TIMELINESS OF APPLICATION**

Applications may be filed at any time upon the determination or discovery of a dispute relating to the comprehensive plan of a town, city, village or county. Upon receipt of a properly filed joint application, staff shall within sixty (60) days take appropriate action to process the application, including but not limited to assembling the Panel and scheduling the first meeting of the Panel. The first meeting of the Panel may be scheduled more than sixty (60) days after receipt of the application upon mutual agreement of the disputing parties.

## **SECTION 4 – REQUIRED INFORMATION**

Applications shall be made on forms provided by the Panel. Any communication, except in the prescribed forms, purporting to be an application shall be deemed a mere notice of intention to file and shall not be deemed a filing to comply with the requirements of timely filing. Failure of the joint applicants to supply the required information, including the appropriate fee, will be considered by the Panel as a failure to comply with the application procedure and the dispute will not be permitted to be submitted to the Panel.

## **SECTION 5 – REASONS TO BE STATED**

The reasons for the application must be stated and basis of the dispute must also be stated by the applicants:

- A. The application shall designate all informal discussions that have occurred between the parties regarding the dispute at issue.
- B. The facts should be stated upon which findings may be made by the Panel.
- C. Relevant maps, ordinances, or procedures and policies shall be included as exhibits to the application.

## **SECTION 6 – JOINT APPLICATION/REPRESENTATIVE FILING**

The application shall bear the signatures of the chief elected official of the respective disputing parties. The joint application shall be filed in person by a representative of each of the disputing parties so that the selection of the Panel and the Recording Secretary can be accomplished at the time of filing.

## **SECTION 7 – TERMINATION OF THE PROCESS**

The Panel, at its discretion, may refuse to convene upon the failure of the applicants to supply the required information called for on the forms or if it is determined that the Parties are not acting in good faith.

## **SECTION 8 – TIME FOR HEARING**

Each application screened by Staff satisfying the requisite criteria for facilitated negotiations shall be considered by the Panel as soon as reasonably practical providing for sufficient time between the date of the application and the date of the meeting for the required meeting notices to be published.

## **SECTION 9 – NOTICE OF HEARING**

The Staff of the Panel shall give, or cause to be given, notice of each meeting as required by law and these rules. Notice shall be given as follows:

- A. Consistent with that required by Wisconsin Open Meeting law.
- B. Mailing a notice to the joint applicants at least 10 calendar days before the meeting.
- C. Mailing a notice to the Clerk of the governing body of the disputing parties, not less than one week before the date of the hearing.
- D. Mailing notice to Southeastern Wisconsin Regional Planning Commission (SEWRPC).

## **SECTION 10 – EFFECT ON OTHER ACTIONS**

Submittal of a dispute to the Panel for facilitated negotiations shall have no effect whatsoever on any other judicial, quasi-judicial, administrative or alternative dispute resolution proceeding. Disputing parties retain all rights and remedies available at law and submittal of same shall in no way affect said rights.



## **SECTION 11 – FEE**

- A. **Application Administrative Fee.** This fee is intended to cover 100 percent of the costs associated with staff's administrative functions such as processing the application, coordinating and convening the Panel and providing required notices and mailings. This fee shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.
- B. **Panel Fee.** This fee is intended to cover 100 percent of the costs associated with the operations of the Panel including panel participants and the recording secretary. The fee for the first meeting shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.

Additional fees will be determined at the conclusion of the first meeting and imposed at the conclusion of the facilitated negotiations.

## **ARTICLE V. PANEL PROCEEDINGS**

### **SECTION 1 – APPEARANCES**

At the time of the meeting, the applicant may appear on his or her own behalf or be represented by his or her attorney or agent. It is preferred that parties are represented by officials of the governing body rather than attorneys or other professionals.

### **SECTION 2 – WITNESSES**

The chairperson or the Panel has no authority to compel the attendance of witnesses by subpoena. However, any representative wishing to participate shall be required to state their names and their interests in the matter before the Panel. Statements may be limited by the chairperson in order to conduct an orderly and efficient meeting.

### **SECTION 3 – PRELIMINARY MATTERS**

Following the reading of the application, the Panel may hear statements on the question of the appropriateness of the process for the identified dispute and request that each party state a position on the point. The Panel may proceed with the meeting by engaging the parties in negotiation and reserve its determination on an appropriateness of the forum until after the negotiations conclude. The Panel may make an immediate determination and terminate the hearing upon a finding that the parties are not voluntarily bringing the dispute before the panel or the parties lack good faith. If the Panel determines that the dispute is not appropriate for the forum, the recording secretary shall record the decision as a determination to terminate the meeting.

### **SECTION 4 – DECORUM**

The chairperson shall maintain order and decorum during all Panel proceedings. All persons present during Panel proceedings shall conduct themselves properly so as to not disrupt the process. The chairperson reserves the right to order any person to leave who has conducted himself or herself in a disorderly manner and persisted in such conduct after being directed by the chairperson to cease the conduct.

### **SECTION 5 – PARTIES NOT TO INTERRUPT**

Orderly procedure requires that each party shall proceed without interruption by the other and that there be no arguments between the parties.

## **SECTION 6 – TOOLS TO FOSTER/ENHANCE NEGOTIATIONS**

The Panel shall engage and lead the disputing parties in negotiations to achieve a mutually agreeable result. Facilitated negotiations may employ various tools which include but are not limited to establishing ground rules, brainstorming, caucusing, consensus building and similar techniques. Each dispute brought before the Panel shall be considered unique and as such, the Panel shall not be limited in any way with regard to the tools and techniques it chooses to employ or not employ, but rather it shall determine on a case-by-case basis the appropriate manner to conduct negotiations.

## **SECTION 7 – QUESTIONS BY THE PANEL**

During the meeting, the chairperson, Panel members or representatives of the disputing parties may ask questions and may make appropriate comments pertinent to the dispute; however, no member should argue an issue with the applicant. The chairperson and other Panel members may direct any questions to the applicants or to any person speaking in order to bring out all relevant facts, circumstances and conditions affecting the dispute.

## **SECTION 8 – PRESENTATION OF DOCUMENTATION**

All supporting documentation for each issue shall be presented to the assembled Panel by the disputing parties. Each applicant shall be responsible for the presentation of all information supporting its position. The Panel may take administrative notice of the ordinances of the local governments involved in the dispute in effect at the time of the dispute. Washington County ordinances and the laws of the State of Wisconsin and other relevant facts not recently subject to dispute may also be considered by the Panel.

## **SECTION 9 – ADDITIONAL DOCUMENTATION**

The Panel may take a case under advisement for later consideration and determination, or may defer action whenever it concludes that additional information is needed or further study is required. The Panel may require that the parties temporarily discontinue the negotiation process so as to reevaluate respective positions and reconvene at a later date as determined by the Panel.

## **SECTION 10 – POSTPONEMENT OF MEETING**

Negotiations may be postponed only by prior arrangement with the chairperson, or at the discretion of the chairperson.

## **SECTION 11 – RULES OF EVIDENCE**

The Panel shall not be bound by court rules of evidence, but it may exclude irrelevant, immaterial, incompetent, unduly argumentative or repetitious information. In addition, all records and documents relied upon by the Panel or presented to the Panel, shall be made part of the record and every party given an opportunity to rebut the report and documents or to offer a countervailing or clarifying oral or written information.

## **SECTION 12 – INTERESTED PERSONS MAY GIVE STATEMENTS**

Representatives of the disputing parties who have not been formally designated to conduct negotiations on behalf of the disputing party may attend the meeting and may request an opportunity to be heard provided they identify themselves and sign the list of persons attending the meeting and the disputing parties do not object. The Chairperson shall have the sole authority to allow statements by interested persons after conferring with the Panel.

## **SECTION 13 – RECORD**

All proceedings shall be recorded by the recording secretary or recorded by a court reporter or stenographer which shall include a summary of actions, witnesses, appearances, roll call and other matters constituting

the substance of the proceeding. Any party or member of the public may make a record of the proceedings by any means which does not disturb the meeting or others present.

#### **SECTION 14 – ADJOURNMENT**

A recess or adjournment of a meeting, made at the noticed meeting date, to a time and place certain is adequate notice to the Panel participants and the public of a new meeting date, time and place. When a dispute cannot be resolved on the date set, the Panel may adjourn from day to day or to a date certain, as it may order, and such adjourned date shall be construed as a continuance. Notice of such adjournment shall be given to the absent members of the Panel.

#### **SECTION 15 – WITHDRAWAL OF APPEAL**

Applicants may withdraw a request for facilitated negotiations at any time prior to the conclusion of the process. Withdrawal of the application shall not entitle the applicants to a refund of any fees and may result in the assessment of additional fees.

#### **SECTION 16 – POTENTIAL OUTCOME**

The Panel has no authority to reverse or affirm, wholly or partly, or modify an order, requirement, decision or determination, ordinance or law. The Panel may refer the matter to an appropriate administrative agency or other dispute resolution forum for further consideration, may adjourn the matter to a later date, may assist in a negotiated result, or may terminate the process.

### **ARTICLE VI. OUTCOME OF THE PROCESS**

#### **SECTION 1 – OUTCOMES TO BE WRITTEN**

All outcomes of the parties at the conclusion of the negotiations shall be reduced to writing by the recording secretary, identify the dispute at issue, the facts upon which the outcome is based and the impact of the outcome. The written outcome shall be signed by the disputing parties.

#### **SECTION 2 – OUTCOMES TO BE MAILED**

Staff shall mail written copies of any such outcomes to the applicants and all interested parties and shall retain a copy on behalf of the Panel to the County Clerk. Copies of written outcomes shall also be mailed to SEWRPC.

#### **SECTION 3 – INFORMAL ADVICE NOT BINDING**

Any advice, comments, opinion or information given by any Panel member or the recording secretary, shall not be binding on the Panel or the disputing parties. The Panel shall not be perceived as a decision-making body nor shall it comment on the merits of the dispute.

#### **SECTION 4 – CASES TO BE DETERMINED INDIVIDUALLY**

No action of the Panel or outcome of the negotiation shall set a binding precedent. Each dispute shall be considered upon its merits and upon the attendant circumstances, provided, however, that the Panel shall not act arbitrarily or capriciously and that it shall facilitate negotiations in an orderly and congenial manner.

#### **SECTION 5 – ACTIONS IN CIRCUIT COURT**

Parties submitting disputes to the Panel shall be cognizant of other administrative remedies, quasi-judicial or judicial avenues available to resolve disputes and the laws, rules and regulations associated with the said forums, including but not limited to relevant statutes of limitations and other applicable procedural or substantive rules.

## **ARTICLE VII. AMENDMENT OF RULES**

These rules may be changed or amended from time to time by a majority vote of the Multi-Jurisdictional Comprehensive Plan Advisory Committee.

The foregoing rules and regulations are hereby adopted by the Multi-Jurisdictional Comprehensive Plan Advisory Committee for the County of Washington on this 30th day of January, 2008.

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Mathew Heiser, Chairperson



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# WASHINGTON COUNTY, WISCONSIN

Date of enactment: 4-15-08  
Date of publication: 4-29-08

## 2007 RESOLUTION 87

### Authorize Participation in the Washington County Multi-Jurisdictional Dispute Resolution Panel

**WHEREAS**, the Intergovernmental Cooperation Element of the Comprehensive Plan set forth at §66.1001(2)(g), Wis. Stats., requires the identification of conflicts between local governmental units and the development of a process to resolve such conflicts; and

**WHEREAS**, recognizing the importance of intergovernmental cooperation, Washington County has a long-standing history of cooperating with its local governing bodies and boards, often reaching consensus on conflicting issues; and

**WHEREAS**, the Washington County Multi-Jurisdictional Dispute Resolution Panel developed in response to and in conjunction with §66.1001(2)(g), Wis. Stats., provides a forum to address and resolve multi-jurisdictional conflicts regarding adopted Comprehensive Plans and that interested municipalities entering into an appropriate intergovernmental agreement may voluntarily participate in this dispute resolution process in an effort to reduce or avoid expenditures of valuable taxpayer dollars; and

**WHEREAS**, based on the direction of the Washington County Board of Supervisors in 2004 Resolution 35, the Washington County Multi-Jurisdictional Advisory Committee and the Dispute Resolution Forum Subcommittee developed the rules and bylaws governing the Washington County Multi-Jurisdictional Dispute Resolution Panel; and

**NOW, THEREFORE, BE IT RESOLVED** by the Washington County Board of Supervisors hereby agrees to participate in the Multi-Jurisdictional Dispute Resolution Panel.

**BE IT FURTHER RESOLVED** if a need arises to bring a dispute to the Panel that Washington County will negotiate in good faith during the dispute resolution process.

**BE IT FURTHER RESOLVED** that Washington County authorizes the execution of an Intergovernmental Agreement to participate in the Washington County Multi-Jurisdictional Dispute Resolution Panel developed by the Multi-Jurisdictional Comprehensive Plan Advisory Committee and agrees to the Rules and Bylaws governing the Panel.

1 **BE IT FURTHER RESOLVED** that Washington County authorizes the Planning and  
2 Parks Department, under the direction of the Planning, Conservation and Parks Committee, to  
3 provide administrative assistance to the Dispute Resolution Panel including assisting the Panel  
4 by accepting and processing joint applications, assembling the Panel and coordinating the meet-  
5 ing(s) and upon request of the Panel, assist the Panel with administrative functions.  
6

7 **BE IT FURTHER RESOLVED** that the Washington County Board of Supervisors au-  
8 thorizes the County Board Chairperson, with approval of County Board, to determine the  
9 elected or appointed representatives to participate in a pool of eligible panelists and recording  
10 secretary to serve on the Multi-Jurisdictional Dispute Resolution Panel.  
11

12 \_\_\_\_\_  
13  
14 VOTE REQUIREMENT FOR PASSAGE: Majority  
15

16 APPROVED:

17 Kimberly A. Nass  
18 Kimberly A. Nass, County Attorney

19 Dated 4-16-08

20  
21 Considered 4/15/08

22 Adopted 4/15/08

23 Ayes 27 Noes 2 Absent 1

24 Voice Vote \_\_\_\_\_  
25

26 (No fiscal effect.)

Introduced by members of the PLANNING,  
CONSERVATION AND PARKS COMMITTEE  
as filed with the County Clerk.

John W. Stern  
John Stern, Chairperson





## LAND USE PLAN MAP UPDATES

The County Board adopted *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* in April 2008, before all of the cities, villages, and towns within the County had completed and adopted local comprehensive plans. The County Board agreed that the County plan would be amended following adoption of all the local plans to incorporate them into the County plan. Amendment No. 1, which was adopted by the County Board in December 2013, accomplished this objective. Washington County then undertook a multi-jurisdictional planning process, beginning in 2016, to update the County plan and partnering local government plans. This process helped ensure that all of the partnering communities meet the 10-year plan update requirement of the State comprehensive planning law.

The multi-jurisdictional plan update process presented an opportunity to incorporate plan updates and amendments from all partnering and non-partnering local governments within the County into the County plan map. The following is a description of local government plan updates and amendments adopted since February 2013 that have been incorporated into the year 2050 County land use plan map.<sup>111</sup> The following map numbers refer to the local plan maps presented in the Intergovernmental Cooperation Element (Chapter 11). It should be noted that updated information regarding environmentally sensitive areas such as primary environmental corridors, isolated natural resource areas, and wetlands has been incorporated into the County land use plan map for all areas outside of city and village boundaries and boundary agreement areas. For areas of the County within city and village boundaries and boundary agreement areas, environmentally sensitive areas as shown on city and village land use plan maps have been incorporated into the County land use plan map per State comprehensive planning law requirements. Tables G.1 through G.20 present comparisons of land use categories used for the County land use plan map and land use categories used for local government land use plan maps.

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<sup>111</sup> 10-Year land use plan map updates that were not adopted by the local governing body as of January 24, 2019, are noted as preliminary in the title of the map.

### **Map 11.1: City of Hartford**

No plan updates or amendments adopted after February 2013 have been provided.

### **Map 11.2: City of West Bend**

The City provided an updated land use plan map in September 2017. The updated map includes the following amendments that have been incorporated into the County land use plan map:

- Amendment adopted by the Common Council in February 2014
- Amendment adopted by the Common Council in December 2015
- Amendment adopted by the Common Council in November 2016
- Amendment adopted by the Common Council in July 2017

Additional land use plan amendments have been provided by the City and incorporated into the County land use plan map, including:

- Amendment adopted by the Common Council in April 2018
- Amendment adopted by the Common Council in June 2018
- Amendment adopted by the Common Council in September 2018
- Amendment adopted by the Common Council in January 2019

### **Map 11.3: Village of Germantown**

The following amendments to the Village land use plan map have been incorporated into the County land use plan map:

- Amendment adopted by the Village Board in January 2013
- Amendment adopted by the Village Board in December 2013
- Amendment adopted by the Village Board in April 2014
- Amendment adopted by the Village Board in June 2014
- Amendment adopted by the Village Board in July 2014
- Amendment adopted by the Village Board in December 2017
- Amendment adopted by the Village Board in April 2018
- Amendment adopted by the Village Board in June 2018

### **Map 11.4: Village of Jackson and Map 11.15: Town of Jackson**

The Village and Town of Jackson, both partnering local governments in the multi-jurisdictional planning process, have chosen to separate the joint Village/Town comprehensive plan to create independent comprehensive plans. Neither plan has been adopted by the respective community's governing body. Both plans will incorporate the mediated cooperative plan agreement between the Village and Town, which was approved by the Wisconsin Department of Administration in 2018. Both Village and Town officials have discussed with SEWRPC staff land use plan updates, which have been incorporated into the County land use plan map. These updates reflect the proposed Village of Jackson land use plan map for those areas in the Town of Jackson identified to be attached to the Village in the mediated cooperative plan agreement.

### **Map 11.5: Village of Kewaskum**

The Village, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update had not yet been adopted by the Village Board as of January 24, 2019. The following is a list of updates made to the preliminary draft year 2050 Village land use plan map, based on discussion between Village officials and SEWRPC staff. These updates have been incorporated into the County land use plan map:

- Updates to the Primary Environmental Corridor, Isolated Natural Resource Area, and Other Open Lands to be Preserved land use categories to reflect the Commission's 2015 environmental corridor inventory and to reflect commitments to development made prior to this plan update
- Updates to the Wetlands Outside of Primary Environmental Corridors and Isolated Natural Resource Areas land use category to reflect current wetland information
- Updates to the Other Open Lands to be Preserved land use category to reflect wooded areas zoned C-2 that are outside of environmental corridors and isolated natural resource areas
- Updates to the Medium- and Medium-High-Density Residential, Parks and Recreation (including Reigle Family Park), Street and Highway Rights-of-Way, and Utility land use categories to reflect input from Village staff
- Updates to reflect the Village's zoning map
- Updates to incorporate No Access Easement land uses from the 2035 land use plan into the Proposed Landscaped Buffer Strip and No Access Easement land use category on the 2050 land use plan map

### **Map 11.6: Village of Newburg**

The Village, a partnering local government in the multi-jurisdictional planning process, adopted an extensive amendment to the comprehensive plan in May 2014. The updated land use plan map has been incorporated into the County land use plan map. No additional amendments have been made (confirmed by the Village).

### **Map 11.7: Village of Richfield**

The Village Board adopted a 10-year comprehensive plan update in June 2014. The updated land use plan map has been incorporated into the County land use plan map. The following amendments to the Village plan that were adopted after 10-year plan update have also been incorporated in the County land use plan map:

- Amendment adopted by the Village Board in February 2015
- Amendment adopted by the Village Board in March 2016
- Amendment adopted by the Village Board in October 2016

### **Map 11.8: Village of Slinger**

The Village Board adopted a 10-year comprehensive plan update in November 2017. The updated land use plan map has been incorporated into the County land use plan map.

### **Map 11.9: Town of Addison**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to update its land use plan map to reflect existing amendments without any additional changes. The following existing amendments have been incorporated into the County land use plan map:

- Amendment adopted by the Town Board in October 2014
- Amendment adopted by the Town Board in November 2016
- Amendment adopted by the Town Board in December 2018

### **Map 11.10: Town of Barton**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update had not yet been adopted by the Town Board as of January 24, 2019. The proposed updates listed below are expected to be made to the Phase 1, Phase 2, and Phase 3 Town land use plan maps. These updates have been incorporated into the County land use plan map. The County land use plan map also reflects farmland preservation areas identified in the County farmland preservation plan.

- Changes to the Park and Recreational lands provided by Town officials
- Changes to the Limited Manufacturing lands provided by Town officials
- Changes to the Primary Environmental Corridors, Secondary Environmental Corridors, and Isolated Natural Resource Areas Overlays based on the Commission's 2015 environmental corridor inventory
- Current parcel lines and street and highway rights-of-way
- Amendments adopted by the Town Board in January 2019

### **Map 11.11: Town of Erin**

The Town, a partnering local government in the multi-jurisdictional planning process, is expected to reaffirm its year 2035 comprehensive plan without change. This is reflected on the County land use plan map.

### **Map 11.12: Town of Farmington**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update was adopted by the Town Board in April 2018. The following is a list of updates made to the year 2050 Town land use plan map, which have been incorporated into the County land use plan map:

- Hamlet and Country Estate Growth Areas have been expanded to match parcel boundaries and incorporate small "islands" surrounded by growth areas (urban development will be capped at no more than 20 percent of the total area of the Town)
- Updates to include current information on existing land use
- Updates to include current information on primary environmental corridors and isolated natural resource areas
- Stoneridge Golf Course has been removed

### **Map 11.13: Town of Germantown**

The Town, a partnering local government in the multi-jurisdictional planning process, is expected to adopt Map 11.13, which has been incorporated into the County land use plan map as the year 2050 Town land use plan map. This is reflected on Map E.1 in Appendix E of the County plan, which documents the Town of Germantown comprehensive plan. The County land use plan map also reflects farmland preservation areas identified in the County farmland preservation plan.

### **Map 11.14: Town of Hartford**

The Town, a partnering local government in the multi-jurisdictional planning process, is expected to reaffirm its year 2035 comprehensive plan without change. This is reflected on the County land use plan map. The County land use plan map also reflects farmland preservation areas identified in the County farmland preservation plan.

### **Map 11.16: Town of Kewaskum**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to update its land use plan map to reflect existing amendments without any additional changes. The following existing amendments have been incorporated into the County land use plan map:

- Amendment adopted by the Town Board in July 2013
- Amendment adopted by the Town Board in July 2015

### **Map 11.17: Town of Polk**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update was adopted by the Town Board in March 2017. The following is a list of updates made to the year 2050 Town land use plan map, which have been incorporated into the County land use plan map:

- Updates to reflect the amendment adopted by the Town Board to change land designated as Mixed Use to Mixed Use-Residential/Commercial located within the Town of Polk, Section 12
- Updates to include the three comprehensive plan amendments adopted by the Town Board between May 28, 2014, and April 11, 2017

### **Map 11.18: Town of Trenton**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update was adopted by the Town Board in November 2017. The following is a list of updates made to the year 2050 Town land use plan map, which have been incorporated into the County land use plan map:

- Updates to include the 11 comprehensive plan amendments adopted by the Town Board between June 12, 2011, and February 21, 2017
- Updates to reflect rezonings adopted by the Town in conjunction with the comprehensive plan update
- Updates to include current information on primary environmental corridors and isolated natural resource areas
- Updates to the Other Lands to be Preserved and Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas land use categories to reflect current floodplain, wetland, and ownership information

### **Map 11.19: Town of Wayne**

The Town, a partnering local government in the multi-jurisdictional planning process, chose to prepare a 10-year comprehensive plan update. The plan update was adopted by the Town Board in June 2017. The following is a list of updates made to the year 2050 Town land use plan map, which have been incorporated into the County land use plan map:

- Updates to reflect rezonings adopted by the Town in conjunction with the comprehensive plan update
- Change in the land use designation of the former Hahn Sky Ranch airport from Airport and Railroad to Commercial for the portion zoned B-2 and to Agricultural and Rural Density Residential for the portion zoned A-2

### **Map 11.20: Town of West Bend**

No plan updates or amendments have been provided. The Other Conservancy Lands to be Preserved by Local Government land use category reflects private conservation land holdings outside of primary environmental corridors, isolated natural resource areas, and wetlands.

**Table G.1**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted City of Hartford Land Use Plan Map**

<b>Washington County Land Use Plan: 2050</b> <b>(See Map 12.1)</b>	<b>City of Hartford Land Use Plan: 2030</b> <b>(See Map 11.1)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Park and Open Space <sup>b</sup>
Suburban-Density Residential	Low Density Residential
Medium-Density Urban Residential	Medium Density Residential (1.1 to 2.9 units/acre); Medium Density Residential (3.0 to 5.81 units/acre)
High-Density Urban Residential	Medium Density Residential (5.82 to 8.0 units/acre); High Density Residential (8.0 to 11.0 units/acre); High Density Residential (11.0 to 14.0 units/acre)
Mixed-Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Institutional and Governmental
Park and Recreation	Park and Open Space; <sup>b</sup> Conservancy <sup>c</sup>
Street and Highway Rights-of-Way	Transportation, Utilities, and Communications
Other Transportation and Utilities (Except for Streets and Highways)	Transportation, Utilities, and Communications
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Conservancy <sup>c</sup>
Isolated Natural Resource Area	Conservancy <sup>c</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Conservancy <sup>c</sup>
Other Conservancy Lands to be Preserved by Local Government	Conservancy <sup>c</sup>
Surface Water	N/A
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 2, "City of Hartford Adopted Long-Range Land Use Map," from the City of Hartford Comprehensive Plan, adopted December 8, 2009, as amended through February 2012.

<sup>b</sup> Public parks designated as "Park and Open Space" on the City land use plan map are shown as "Park and Recreation" on the County land use plan map. All other areas designated as "Park and Open Space" on the City land use plan map are shown as "Agricultural and Rural Residential" on the County land use plan map.

<sup>c</sup> Areas shown as "Conservancy" on the City land use plan map were designated as primary environmental corridor, isolated natural resource area, park and recreation, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map, as appropriate.

Source: SEWRPC

**Table G.2**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted City of West Bend Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>City of West Bend Land Use Plan: 2020 (See Map 11.2)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural
Suburban-Density Residential	N/A
Medium-Density Urban Residential	Single-Family Residential (Zoned RS-1 and RS-2) <sup>b</sup>
High-Density Urban Residential	Single-Family Residential (Zoned RS-3, RS-4) <sup>b</sup> ; Two-Family Residential; and Multi-Family Residential
Mixed-Use	Mixed Use
General Commercial	Commercial
Office/Professional Services	Office Park
Business/Industrial	Business Park
Industrial	Industrial
Governmental and Institutional	Government and Institutional; Open Space <sup>c</sup>
Park and Recreation	Recreational; Open Space <sup>c</sup>
Street and Highway Rights-of-Way	Transportation
Other Transportation and Utilities (Except for Streets and Highways)	Transportation; Communications and Utilities
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	Landfills
Primary Environmental Corridor	Open Space <sup>c</sup>
Isolated Natural Resource Area	Open Space <sup>c</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Open Space <sup>c</sup>
Other Conservancy Lands to be Preserved by Local Government	Open Space <sup>c</sup>
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 7-3 from the 2020 Comprehensive Plan for the City of West Bend, adopted April 2004. Map 12.1 includes eight amendments to the City plan, adopted by the Common Council, that are not shown on the City plan map.

<sup>b</sup> The City plan map designates residential areas based on structure type, rather than density. Additional analysis was made of the areas designated for Single-Family Residential on the City plan map. Areas designated as Single-Family Residential and zoned RS-1 and RS-2 were shown as "Medium-Density Urban Residential" on Map 12.1. Areas designated as Single-Family Residential and zoned RS-3 and RS-4 were shown as "High-Density Urban Residential" on Map 12.1.

<sup>c</sup> Areas shown as "Open Space" on the City land use plan map were designated as primary environmental corridor, isolated natural resource area, park and recreation, governmental and institutional, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map update, as appropriate.

Source: SEWRPC

**Table G.3**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Village of Germantown Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Village of Germantown Land Use Plan: 2020 (See Map 11.3)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural/Conservation Residential
Suburban-Density Residential	Rural Residential
Medium-Density Urban Residential	Low Density Residential; Medium Density Residential
High-Density Urban Residential	High Density Residential; Elderly Residential
Mixed-Use	Village Mixed Use; Mixed Use
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Industrial/Office
Industrial	N/A
Governmental and Institutional	Institutional/Governmental
Park and Recreation	Park/Recreation Area
Street and Highway Rights-of-Way	N/A
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Mineral Extraction
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Isolated Natural Resource Area	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Surface Water	Rivers, Lakes, and Streams
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 20 from the Village of Germantown 2020 Smart Growth Plan, adopted October 2004. Map 12.1 includes eight amendments to the Village plan, adopted by the Village Board, that are not shown on the Village plan map.

<sup>b</sup> Areas shown as "Environmental Corridors/Isolated Natural Areas" on the Village land use plan map were designated as primary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map, as appropriate.

Source: SEWRPC



**Table G.4  
Comparison of Plan Categories for the Washington County 2050 Land Use  
Plan Map and the Village of Jackson Preliminary Land Use Plan Map**

<b>Washington County Land Use Plan: 2035 (See Map 12.1)</b>	<b>Village of Jackson Preliminary Land Use Plan: 2050 (See Map 11.4)</b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	Suburban Density Residential
Medium-Density Urban Residential	Medium Density Residential
High-Density Urban Residential	Multi-Family/High Density Residential
Mixed-Use	Mixed Use
General Commercial	General Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Government and Institutional
Park and Recreation	Park and Recreation
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Other Transportation and Utilities (except streets and highways)
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetlands outside Primary Environmental Corridors and Isolated Natural Resource Areas
Other Conservancy Lands to be Preserved by Local Government	Other Conservancy Lands to be Preserved
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Note: Land use considerations set forth in the Mediated Cooperative Plan Agreement between the Village of Jackson and the Town of Jackson, approved by the Wisconsin Department of Administration in May 2018, have been incorporated into Map 12.1.

Source: SEWRPC

**Table G.5  
Comparison of Plan Categories for the Washington County 2050 Land Use  
Plan Map and the Village of Kewaskum Preliminary Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Village of Kewaskum Preliminary Land Use Plan: 2050 (See Map 11.5)</b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	N/A
Medium-Density Urban Residential	Medium-Low-Density Residential; Low-Density Residential
High-Density Urban Residential	High-Density Residential; Medium-High-Density Residential; Medium-Density Residential
Mixed-Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Business Park
Industrial	Industrial
Governmental and Institutional	Governmental and Institutional
Park and Recreation	Parks and Recreation
Street and Highway Rights-of-Way	Street Rights-of-Way <sup>a</sup>
Other Transportation and Utilities (Except for Streets and Highways)	Utility
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor; Residential within Primary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetlands Outside Environmental Corridors and Isolated Natural Resource Areas, Secondary Environmental Corridor (wetland portions)
Other Conservancy Lands to be Preserved by Local Government	Other Open Lands to be Preserved, Secondary Environmental Corridor (non-wetland portions)
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Proposed Landscaped Buffer Strip and No-Access Easement corridors on the Village land use plan map are shown in the adjacent land use category on Map 12.1.

Source: SEWRPC

**Table G.6**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Village of Newburg Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Village of Newburg Land Use Plan: 2035 (See Map 11.6)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	N/A
Medium-Density Urban Residential	Village Residential
High-Density Urban Residential	N/A
Mixed-Use	Mixed Use
General Commercial	Mixed Use
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Mixed Use
Governmental and Institutional	N/A
Park and Recreation	Environmental Conservation
Street and Highway Rights-of-Way	Streets and Highways
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Conservation <sup>b</sup>
Isolated Natural Resource Area	Environmental Conservation <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Environmental Conservation <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	Environmental Conservation <sup>b</sup>
Surface Water	Environmental Conservation <sup>b</sup>
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	Environmental Conservation <sup>b</sup>
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map VIII-8 from A Comprehensive Plan for the Village of Newburg, adopted on May 8, 2014.

<sup>b</sup> Areas shown as "Environmental Conservation" on the Village land use plan map were designated as primary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map, as appropriate.

Source: SEWRPC

**Table G.7**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Village of Richfield Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Village of Richfield Land Use Plan: 2014-2033 (See Map 11.7)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	Single Family
Medium-Density Urban Residential	Two Family Residential
High-Density Urban Residential	N/A
Mixed-Use	Walkable Hamlet Mixed Use; Neighborhood Activity Center
General Commercial	Commercial; Limited Commercial
Office/Professional Services	Business Mixed Use
Business/Industrial	Office/Light Industrial
Industrial	Industrial
Governmental and Institutional	Institutional
Park and Recreation	Recreational
Street and Highway Rights-of-Way	Public Roadway
Other Transportation and Utilities (Except for Streets and Highways)	Utility; Railroad
Extractive	Quarry/Quarry Redevelopment
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridor (Overlay): Wetlands; Woodlands <sup>b</sup>
Isolated Natural Resource Area	Environmental Corridor (Overlay); Wetlands; Woodlands <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridor (Overlay); Wetlands <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	Environmental Corridor (Overlay); Woodlands <sup>b</sup>
Surface Water	Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 12 "Future Land Use: 2014-2033" of the Village of Richfield Comprehensive Plan: 2014-2033, adopted June 19, 2014. Map 12.1 includes additional amendments adopted by the Village through October 2016.

<sup>b</sup> Areas shown as "Environmental Corridor," "Wetlands," and "Woodlands" on the Village land use plan map were designated as "Primary Environmental Corridor," "Isolated Natural Resource Area," "Wetlands Outside Primary Environmental Corridors and Isolated Natural Resources Areas," or "Other Conservancy Lands to be Preserved by Local Government" on the County land use plan map update, as appropriate.

Source: SEWRPC

**Table G.8  
Comparison of Plan Categories for the Washington County 2050 Land Use  
Plan Map and the Adopted Village of Slinger Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Village of Slinger Land Use Plan: 2040 (See Map 11.8)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	N/A
Medium-Density Urban Residential	Low Density Single Family Residential; Single Family Residential (zoned R-3, R-4, or R-5)
High-Density Urban Residential	Single Family Residential (zoned R-6); Two Family Residential; Multi-Family Residential; Mobile Home Park
Mixed-Use	Planned Neighborhood; Downtown; Planned Mixed Use
General Commercial	Commercial; Neighborhood Commercial
Office/Professional Services	Office and Professional Services
Business/Industrial	Business Park
Industrial	Industrial
Governmental and Institutional	Institutional
Park and Recreation	Green Space/Conservation; Parks; and Ski Hill and Race Track
Street and Highway Rights-of-Way	N/A
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridor/Isolated Natural Resource Area <sup>b</sup>
Isolated Natural Resource Area	Environmental Corridor/Isolated Natural Resource Area; Green Space/Conservation <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridor/Isolated Natural Resource Area; Green Space/Conservation <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	Environmental Corridor/Isolated Natural Resource Area; Green Space/Conservation <sup>b</sup>
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 10a "Future Land Use – Planning Area" from the Slinger Comprehensive Plan: 2040, adopted November, 2017. Map provided by Vandewalle and Associates.

<sup>b</sup> Areas shown as "Environmental Corridor/Isolated Natural Resource Area (Overlay)" and "Green Space/Conservation" on the Village land use plan map were designated as primary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map update, as appropriate. Portions of "Environmental Corridor (Overlay)" outside of wetlands, floodplains, and areas of steep slope are shown as the underlying land use category on the County land use plan map update.

Source: SEWRPC

**Table G.9**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Addison Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Addison Land Use Plan: 2035 (See Map 11.9)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	Agricultural
Agricultural and Rural Residential	N/A
Suburban-Density Residential	Residential - Unsewered
Medium-Density Urban Residential	Residential - Sewered
High-Density Urban Residential	N/A
Mixed-Use	Commercial/Residential - Sewered
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Mixed Commercial/Industrial
Industrial	Industrial
Governmental and Institutional	Institutional or Public Use
Park and Recreation	Parks
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Railroad Right-of-Way
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor (Overlay) <sup>b</sup>
Isolated Natural Resource Area	Isolated Natural Resource Area (Overlay) <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 10 from the Town of Addison Comprehensive Plan: 2035, adopted by the Town Board on June 18, 2009. Map 12.1 includes all amendments to the Town plan, adopted by the Town Board since adoption of Amendment 2014-1 of the County plan.

<sup>b</sup> Primary environmental corridors and isolated natural resource areas are mapped as basic categories, rather than overlays, on the County land use plan map. The secondary environmental corridor overlay shown on the Town land use plan map is not shown on the County land use plan map.

Source: SEWRPC

**Table G.10**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Town of Barton Preliminary Land Use Plan Map**

<b>Washington County Land Use Plan: 2050</b> <b>(See Map 12.1)</b>	<b>Town of Barton Preliminary Land Use Plan Update: 2050</b> <b>(See Map 11.10)<sup>a</sup></b>
Farmland Preservation	Exclusive Agricultural Preservation (EA); Countryside Single-Family (R-2); Transitional Urban to Suburban/Rural (R-6)
General Agricultural	Exclusive Agricultural Preservation (EA) <sup>b</sup>
Agricultural and Rural Residential	General Agricultural (GA); Hobby Farm Agricultural (HFA) Rural Countryside Single-Family (R-1); Countryside Single-Family (R-2)
Suburban-Density Residential	Estate Single-Family (R-3)
Medium-Density Urban Residential	Suburban Estate Single-Family (R-4); Suburban Single-Family (R-5); Transitional Urban to Suburban/Rural (R-6)
High-Density Urban Residential	Hamlet and Waterfront Residential Neighborhood Conservation (R-8); Medium Density Urban (R-9); High Density Urban (R-10)
Mixed-Use	Planned Unit Development (PUD)
General Commercial	Neighborhood and Hamlet Business (NHB); Community Business (CB); Freeway Interchange Business (FB)
Office/Professional Services	N/A
Business/Industrial	Business Park (BP)
Industrial	Limited Manufacturing (LM)
Governmental and Institutional	Institutional (I)
Park and Recreation	Park and Recreational (PR)
Street and Highway Rights-of-Way	N/A
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Quarrying and Extractive (QE)
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridors (2015) (Overlay) <sup>c</sup>
Isolated Natural Resource Area	Isolated Natural Resource Areas (2015) (Overlay) <sup>c</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	N/A
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	N/A
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Note: There are no parcels designated as "Agricultural Transition" on the Phase 3 Land Use Plan Map (Preliminary Map 25 (2019 update) in the Town comprehensive plan), but this category is included on the Town's map legend since it applies to the Phase 1 and Phase 2 maps.

<sup>a</sup> Includes Phase 1 (2019-2025), Phase 2 (2025-2035), and Phase 3 (2035-2050) land use plan maps.

<sup>b</sup> Areas designated as "Exclusive Agricultural Preservation" on Preliminary Map 25 (2019 Update) in the Town plan and located outside a farmland preservation area identified in the County farmland preservation plan are shown as "General Agricultural" on Map 12.1.

<sup>c</sup> Primary environmental corridors and isolated natural resource areas are mapped as basic categories, rather than overlays, on the County land use plan map. The secondary environmental corridor overlay shown on the Town land use plan map is not shown on the County land use plan map.

Source: SEWRPC

**Table G.11**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Erin Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Erin Land Use Plan: 2035 (See Map 11.11)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural Transition; Rural Preservation
Suburban-Density Residential	N/A
Medium-Density Urban Residential	Shoreline Residential
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Roadside Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	N/A
Governmental and Institutional	Government and Institutional
Park and Recreation	Parks and Recreation
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetland; Primary Environmental Corridors (Overlay) <sup>b</sup>
Isolated Natural Resource Area	Wetland <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 13 from the Town of Erin Comprehensive Plan: 2035, adopted by the Town Board on June 16, 2008.

<sup>b</sup> Wetlands within primary environmental corridors and isolated natural resource areas are mapped as primary environmental corridors and isolated natural resource areas on the County land use plan map. The secondary environmental corridor overlay shown on the Town land use plan map is not shown on the County land use plan map.

Source: SEWRPC



**Table G.12**  
**Comparison of Plan Categories for the Washington County 2050 Land Use Plan Map and the Adopted Town of Farmington Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Farmington Land Use Plan: 2050 (See Map 11.12)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural and Open Lands
Suburban-Density Residential	Low Density Residential; Hamlet Growth Area; Country Estates Growth Area <sup>b</sup>
Medium-Density Urban Residential	Medium Density Residential/Modular Homes
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Commercial; Future Commercial Area <sup>b</sup>
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial; Future Industrial Area <sup>b</sup>
Governmental and Institutional	Governmental, Institutional, and Utilities
Park and Recreation	Recreational; Woodland
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetland; Woodland; and Primary Environmental Corridor (Overlay) <sup>c</sup>
Isolated Natural Resource Area	Wetland; Woodland; and Isolated Natural Resource Area (Overlay) <sup>c</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland <sup>c</sup>
Other Conservancy Lands to be Preserved by Local Government	Woodland (portions outside primary environmental corridors, isolated natural resource areas, and public parks)
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 14 (2017 Update) from the Town of Farmington Comprehensive Plan: 2050, adopted by the Town Board on April 10, 2018.

<sup>b</sup> Hamlet Growth Areas, Country Estates Growth Areas, Future Commercial Areas, and Future Industrial Areas are shown as overlays on the Town land use plan map, but are mapped as basic categories on the County land use plan map.

<sup>c</sup> Primary environmental corridors and isolated natural resource areas are mapped as basic categories, rather than overlays, on the County land use plan map. Wetlands and woodlands within primary environmental corridors and isolated natural resource areas are mapped as primary environmental corridors or isolated natural resource areas, respectively, on the County land use plan map. The secondary environmental corridor overlay shown on the Town land use plan map is not shown on the County land use plan map.

Source: SEWRPC

**Table G.13**  
**Comparison of Plan Categories for the Washington County 2050 Land Use Plan Map and the Town of Germantown Preliminary Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Germantown Preliminary Land Use Plan: 2050 (See Map 11.13 and Map E.1)</b>
Farmland Preservation	General Agriculture
General Agricultural	N/A
Agricultural and Rural Residential	General Agriculture
Suburban-Density Residential	Single Family Residential (Suburban Density)
Medium-Density Urban Residential	N/A
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	General Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Governmental, Institutional, and Recreational
Park and Recreation	N/A
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Utilities and Other Transportation
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetlands <sup>a</sup>
Isolated Natural Resource Area	Wetlands <sup>a</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetlands <sup>a</sup>
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Wetlands within primary environmental corridors and isolated natural resource areas are mapped as primary environmental corridors or isolated natural resource areas on the County land use plan map, as appropriate.

Source: SEWRPC

**Table G.14**  
**Comparison of Plan Categories for the Washington County 2050 Land Use Plan Map and the Adopted Town of Hartford Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Hartford Land Use Plan: 2035 (See Map 11.14)<sup>a</sup></b>
Farmland Preservation	Agricultural Preservation
General Agricultural	Agricultural Transition; Agricultural Preservation <sup>b</sup>
Agricultural and Rural Residential	N/A
Suburban-Density Residential	Rural Density Residential
Medium-Density Urban Residential	Urban Density Residential
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Light Industrial
Governmental and Institutional	Institutional
Park and Recreation	Outdoor Recreation
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Railroad; Utility
Extractive	Mining
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Isolated Natural Resource Area	N/A
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Secondary Environmental Corridor (wetland portions)
Other Conservancy Lands to be Preserved by Local Government	Secondary Environmental Corridor (non-wetland portions)
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 11 from the Town of Hartford Comprehensive Plan: 2035, adopted by the Town Board on April 13, 2009.

<sup>b</sup> Includes areas designated as "Agricultural Preservation" on the Town land use plan map that are outside farmland preservation areas identified in the County farmland preservation plan.

Source: SEWRPC

**Table G.15**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Town of Jackson Preliminary Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Jackson Preliminary Land Use Plan: 2050 (See Map 11.15)</b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural and Rural Single-Family Residential
Suburban-Density Residential	Urban Single-Family Residential
Medium-Density Urban Residential	Two-Family Residential
High-Density Urban Residential	Multi-Family Residential
Mixed-Use	N/A
General Commercial	Business
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Manufacturing
Governmental and Institutional	Government and Institutional
Park and Recreation	Park and Recreation
Street and Highway Rights-of-Way	Street and Highway Right-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Railroad Rights-of-Way
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Isolated Natural Resource Area	Those portions of areas shown as Wetlands within an Isolated Natural Resource Area
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetlands Outside of Primary Environmental Corridor
Other Conservancy Lands to be Preserved by Local Government	Open Space in Conservation Subdivisions
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Note: Land use considerations set forth in the Mediated Cooperative Plan Agreement between the Town of Jackson and the Village of Jackson, approved by the Wisconsin Department of Administration in May 2018, have been incorporated into Map 12.1.

Source: SEWRPC

**Table G.16**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Kewaskum Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Kewaskum Land Use Plan: 2035 (See Map 11.16)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural or Open Space
Suburban-Density Residential	Residential
Medium-Density Urban Residential	N/A
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Business
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Manufacturing
Governmental and Institutional	Government and Institutional
Park and Recreation	Commercial Recreation; Public Lands
Street and Highway Rights-of-Way	Street and Highway Right-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Mining Area
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor (Overlay) <sup>b</sup>
Isolated Natural Resource Area	N/A
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Lowland Conservancy Overlay
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 12 from the Town of Kewaskum Comprehensive Plan: 2035, adopted by the Town Board on October 19, 2009. Map 12.1 includes all amendments to the Town plan, adopted by the Town Board since the adoption of Amendment 2014-1 to the County plan.

<sup>b</sup> Primary environmental corridors are mapped as a basic category, rather than an overlay, on the County map. The secondary environmental corridor overlay shown on the Town land use plan map is not shown on the County land use plan map.

Source: SEWRPC

**Table G.17**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Polk Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Polk Land Use Plan: 2050 (See Map 11.17)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agricultural or Rural Residential
Suburban-Density Residential	Suburban Density Residential
Medium-Density Urban Residential	N/A
High-Density Urban Residential	N/A
Mixed-Use	Mixed Use-Residential/Commercial
General Commercial	N/A
Office/Professional Services	N/A
Business/Industrial	Mixed Use-Commercial/Industrial
Industrial	Industrial
Governmental and Institutional	Institutional
Park and Recreation	Park
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Railroad Rights-of-Way
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetland; Primary Environmental Corridor (Overlay) <sup>b</sup>
Isolated Natural Resource Area	Wetland <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	N/A
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 9 (2017 Update) from the Town of Polk Comprehensive Plan: 2050, adopted by the Town Board on March 14, 2017. Map 12.1 includes all amendments to the Town plan adopted since the adoption of Amendment 2014-1 of the County plan.

<sup>b</sup> Wetlands within primary environmental corridors and isolated natural resource areas are mapped as primary environmental corridors or isolated natural resource areas on the County land use plan map. Primary environmental corridors are mapped as a basic category, rather than an overlay, on the County land use plan map.

Source: SEWRPC

**Table G.18**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Trenton Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Trenton Land Use Plan: 2050 (See Map 11.18)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	Prime Agricultural
Agricultural and Rural Residential	Country Estates; Rural Density Residential
Suburban-Density Residential	Suburban Density Residential; Low Density Residential
Medium-Density Urban Residential	Medium Density Residential
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Governmental, Institutional, and Utilities
Park and Recreation	Recreational
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland Outside of Environmental Corridor/Isolated Natural Resource Area; Secondary Environmental Corridor (wetland portions)
Other Conservancy Lands to be Preserved by Local Government	Secondary Environmental Corridor (non-wetland portions); Other Lands to be Preserved
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 11 (2017 Update) from the Town of Trenton Comprehensive Plan: 2050, adopted by the Town Board on November 21, 2017. Map 12.1 includes all amendments to the Town plan adopted since the adoption of Amendment 2014-1 of the County plan.

Source: SEWRPC

**Table G.19**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of Wayne Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of Wayne Land Use Plan: 2050 (See Map 11.19)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	Agriculture and Rural Density Residential
Suburban-Density Residential	Urban Density Residential
Medium-Density Urban Residential	N/A
High-Density Urban Residential	N/A
Mixed-Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Governmental and Institutional
Park and Recreation	N/A
Street and Highway Rights-of-Way	Street and Highway Rights-of-Way
Other Transportation and Utilities (Except for Streets and Highways)	Railroad
Extractive	Existing Extractive Area; Potential Extractive Area
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Wetland Outside of Environmental Corridors and Isolated Natural Resource Areas; Secondary Environmental Corridor (wetland portions)
Other Conservancy Lands to be Preserved by Local Government	Other Lands to be Preserved; Secondary Environmental Corridor (non-wetland portions)
Surface Water	Surface Water
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> Map 10 (2017 Update) from the Town of Wayne Comprehensive Plan: 2050, adopted by the Town Board on June 21, 2017.

Source: SEWRPC



**Table G.20**  
**Comparison of Plan Categories for the Washington County 2050 Land Use**  
**Plan Map and the Adopted Town of West Bend Land Use Plan Map**

<b>Washington County Land Use Plan: 2050 (See Map 12.1)</b>	<b>Town of West Bend Land Use Plan: 2025 (See Map 11.20)<sup>a</sup></b>
Farmland Preservation	N/A
General Agricultural	N/A
Agricultural and Rural Residential	N/A
Suburban-Density Residential	Rural Residential District
Medium-Density Urban Residential	Neighborhood Residential District; Shoreline Residential District
High-Density Urban Residential	N/A
Mixed-Use	Shoreline Mixed-Use District; Roadside Mixed-Use District
General Commercial	N/A
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	N/A
Governmental and Institutional	Government/Institutional District
Park and Recreation	N/A
Street and Highway Rights-of-Way	N/A
Other Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Conservancy District <sup>b</sup>
Isolated Natural Resource Area	Environmental Conservancy District <sup>b</sup>
Wetlands Outside Primary Environmental Corridors and Isolated Natural Resource Areas	Environmental Conservancy District <sup>b</sup>
Other Conservancy Lands to be Preserved by Local Government	Environmental Conservancy District <sup>b</sup>
Surface Water	N/A
One-Percent-Annual-Probability (100-Year Recurrence Interval) Floodplains (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Note: Areas within the "Growth Area-Conditional" and "Boundary Adjustment Area" on the Town land use plan map are governed under the boundary agreement between the Town and the City of West Bend. Planned land uses from the City of West Bend land use plan map (see Map 11.1) are shown on the County land use plan map within these areas.

<sup>a</sup> Land use plan map (no map number) from the Town of West Bend Comprehensive Plan: 2025, adopted in October 2005. Map provided by Planning and Design Institute.

<sup>b</sup> Areas shown as "Environmental Conservancy District" on the Town land use plan map were designated as primary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved by local government on the County land use plan map, as appropriate.

<sup>c</sup> Reflects private conservation land holdings outside primary environmental corridors, isolated natural resource areas, and wetlands

Source: SEWRPC



## **WASHINGTON COUNTY BOARD OF SUPERVISORS RECOMMENDATIONS WORKSHOP: OCTOBER 10, 2018**

As part of renewing the goals and objectives for the year 2050 plan update, a number of policies and programs included in the year 2035 plan were revised or repealed to align with the core services provided by the County. Several bodies, including the Multi-Jurisdictional Comprehensive Plan Advisory Committee, Comprehensive Planning Technical Workgroup, and the County Board of Supervisors were involved in this effort. An input session was held with the County Board of Supervisors to provide direction in aligning the policies and programs with the County vision, mission, and strategic goals; as well as the various County departments that provide core services to County residents. Results from the input session by County department follow (a number in parentheses appears if a comment was received multiple times):

### **Highway**

- Remove the requirement for complete streets and de-emphasize bicycle accommodation on roads (3)
- Include stronger language to encourage more bicycle accommodation (2)
- Support the use of roundabouts (2)
- Discourage the use of roundabouts (2)
- Establish a program that encourages more coordination and cost-sharing between the Towns and Washington County for road maintenance (2)

### **Transit**

- Remove references to passenger rail and ensure all references encouraging railroad development use the term "freight railroad" (3)
- Preserve references to passenger rail (3)
- Encourage the development of shared-mobility programs using alternatives to automobiles such as scooters, utility task vehicles (UTVs), and bicycles (2)
- Remove references regarding consistency to the regional transportation plan (1)
- Discourage regional transit authorities (2)

# **SUMMARY OF COUNTY BOARD WORKSHOP APPENDIX H**

- Establish a policy with stronger language encouraging the consolidation of the Washington County and Ozaukee County shared-ride taxi services (4)
- Modify the hours and frequency of service of the Washington County Commuter Express (WCCE) to encourage commuting and reverse commuting (12)
- Establish a policy that encourages public/private partnerships to help workers arriving in Washington County via the WCCE to access employment centers (2)

### **Land and Water Conservation**

- Program: Promote nonmetallic mining in areas where impacts are minimal on adjacent land uses... (p. 446)
  - Consider removing the word “minimal” to prevent the program from being excessively limiting (1)
- Work with and educate farmers to help identify sources of and find solutions to runoff (2)
- Work with farmers and developers as appropriate to enforce stormwater management control practices (1)
- Encourage cooperation and collaboration among groups and municipalities while working to maintain compliance with State and Federal regulations, such as WPDES MS4 permits, to benefit from economies of scale (1)

### **Health**

- Program: Continue WDNR subcontract for inspection of transient non-community wells (p. 450)
  - Define or clarify what transient non-community wells are (2)
- Program: Continue the development of a mass clinic disaster plan (p. 450)
  - Too vague, expand on this further and clarify what the County’s role should be on this vs. the role of clinics and other facilities (2)
- Program: Continue to coordinate medication collection with twice-a-year clean sweep...(p. 451)
  - Promote greater awareness of the program, particularly in light of the opioid crisis (2)
  - Clean sweep may not have been held twice last year and may have been held in conjunction with Waukesha County, please confirm (1)
  - Also spread awareness of police departments, hospitals, and other facilities that collect pharmaceuticals throughout the year (1)
- Program: Participate in developing “Safe Routes to School” programs with interested local government and schools districts (p. 451)
  - What role does or should the County play in this program (2)

### **Land Use**

- Allow for flexibility in land use regulations in order to accommodate development (2)

### **Aging and Disability Resource Center**

- Program: Collaborate with community agencies to develop a housing survey...(p. 456)
  - Also consider collaborating with Cedar Community and other senior living facilities on this effort (1)
- Program: Consider promotion of construction design concepts such as Universal Design 23 and Visitability (p. 457)
  - Explain these concepts (3) NOTE: The facilitator explained that these concepts are described in the Housing Element
- Promote awareness of programs and services available, particularly to seniors and those who are not internet users (1)
- Promote greater use of the Senior Center in West Bend (1)

## **Emergency Management**

- Emergency management is well-run and efficient, no need for any major changes (1)
- Consider opportunities to create efficiencies through shared services (3)

## **Sheriff's Office**

- Program: Continue to promote shared service and equipment...(p. 461)
  - Strongly agree with program (3)
- Program: Continue to study the development of an integrated County emergency dispatch center (p. 461)
  - This should be a high priority and have a shorter timeframe than five years (3)

## **Parks**

- Focus on priority parks (2)
- Program: Enhance communication and marketing for the County park system (p. 463)
  - Encourage supporting parks as an economic development effort and note that this program applies to the Economic Development Element in the table (1)
- Collaborate with communities in relation to parks (1)
- Encourage facility design to promote bicycling and hiking beyond off-street paths, such as on the widened shoulders of roads (1)
- Program: Assist in implementing the recommendations of the Washington County Bikeway and Trail Network Plan (third program p. 463)
  - Note that this program applies to the intergovernmental cooperation element in the table (1)
- Program: Implement the County Bikeway and Trail Network Plan...(p. 465 under the Planning section)
  - Implementation of the County Bikeway and Trail Network Plan should be considered a Parks program (1)
- Support park acquisitions (1)
- Policy: Support strategic park acquisitions and expansions of priority parks (third to last policy on p. 462)
  - Consider changing or eliminating policy to more accurately reflect that park policies do not currently include acquiring additional parklands (1)
- Work with local municipalities to maintain or encourage public access to lakes (1)

## **Planning**

- Promote concentrating economic development along IH 41 and USH 45 (1)
- Facilitate allowing smaller lot sizes in some areas, including established communities as well as agricultural areas (1)
- Encourage the preservation of agricultural lands (1)
- Acknowledge the need for the development of affordable housing (1)

## **County Administration**

- Identify and implement opportunities to consolidate services between Washington County and other counties (4)
- Consolidating services with other counties may result in a larger overall budget and more opportunities to pursue specialized projects (1)
- The overall breadth of services provided by Washington County is impressive and County Administration has been increasing efficiencies in providing services (1)
- Consider consolidation of Washington County with another county(s) of similar size (1)

- Discourage regional taxing authorities (1)
- The library system within Washington County should be studied to increase efficiencies (2)
- Washington County should facilitate shared services between local governments (2)
- Program: Continue to work with UWM-WC in coordinating maintenance of facilities (p. 468)
  - Clarify the program (1)
- Washington County should be a leader in innovative governance (1)
- Ensure that Washington County continues to have representation in the Southern Housing Region Program (1)

### **Economic Development**

- Fully fund the Impact Revolving Loan Fund (1)
- Support Economic Development Washington County (EDWC) (3)
- Policy on page 470
  - Specify support of freight railroad (1)
- Do not implement the STH 60 Northern Reliever Route (1)
- The revolving loan fund process can be cumbersome for small economic development projects (1)
- Some communities do not support boundary agreements (in reference to the last economic development policy) (1)
- EDWC should work with other economic development stakeholders to ensure that the IH 41 and USH 45 corridors benefits from growth associated with the Foxconn development (1)
- Encourage business retention efforts in light of potential departure of businesses that may leave Washington County to be closer to the main Foxconn manufacturing campus in Racine County (1)
- Review economic development programs included in the recommendations to ensure they are still relevant (1)
- Re-evaluate the WCCE to ensure it is meeting the economic development needs of Washington County (1)

### **Recommendations for Local Governments**

- Encourage the development of reasonably priced housing in communities with sanitary sewer service to meet the workforce housing needs of Washington County (2)
- Discourage the development of large institutional uses, such as nursing homes, in areas with poor access to services (1)
- Support nonmetallic mining operations in the County while limiting the effects on County residents (1)

### **Recommendations for County Partnering Organizations**

- Encourage land owners to collaborate with Cedar Lakes Conservation Foundation, the Ozaukee Washington Land Trust, and Tall Pines Conservancy in their efforts to conserve land (1)

**WASHINGTON COUNTY BOARD OF SUPERVISORS RESOLUTION  
APPROVING THE COMPREHENSIVE PLAN UPDATE**

**APPENDIX I**



**COUNTY CLERK**

Ashley Reichert, County Clerk  
Linda Doro, Chief Deputy Clerk

J. Tennes Government Center  
Washington Street, Room 2027  
P.O. Box 1986  
West Bend, WI 53095-7986  
(262) 335-4301  
FAX (262) 306-2208

COUNTY OF WASHINGTON )  
 ) SS.  
STATE OF WISCONSIN )

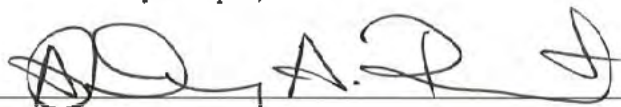
I, Ashley A. Reichert, County Clerk of Washington County, do hereby certify that the attached is a true, correct and exact copy of:

**2019 RESOLUTION 6 – ADOPTION OF A MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2050**

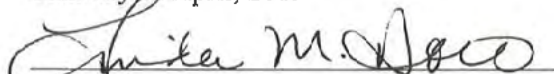
Adopted by the **WASHINGTON COUNTY BOARD OF SUPERVISORS** on:

**APRIL 10, 2019**

Dated at West Bend, Wisconsin, this 15th day of April, 2019

  
ASHLEY A. REICHERT, COUNTY CLERK  
WASHINGTON COUNTY, WISCONSIN

Subscribed and sworn to before me this  
15th day of April, 2019

  
Notary Public

Linda M. Doro  
Type Name

February 26, 2022  
My Commission Expires

**DISCOVER. CONNECT. PROSPER.**



1 **WASHINGTON COUNTY, WISCONSIN**

2  
3 Date of enactment: 4/10/19  
4 Date of publication: 4/18/19  
5

6 **2019 RESOLUTION 6**

7  
8 **Adoption of *A Multi-Jurisdictional Comprehensive Plan***  
9 ***For Washington County: 2050***  
10

11 **WHEREAS**, Wisconsin's comprehensive planning law, set forth in section 66.1001 of the  
12 Wisconsin Statutes requires county and local governments that enforce general zoning,  
13 shoreland, wetland/floodplain zoning, subdivision, or official mapping ordinances to update their  
14 comprehensive plan no less than once every 10 years; and  
15

16 **WHEREAS**, Washington County Board of Supervisors adopted *SEWRPC Community*  
17 *Assistance Planning Report No. 287, A Multi-Jurisdictional Comprehensive Plan for Washington*  
18 *County: 2035* on April 15, 2008; and  
19

20 **WHEREAS**, Washington County Board of Supervisors adopted Amendment No. 1 of *A*  
21 *Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* on Dec. 10, 2013,  
22 Amendment No. 2 – Appendix T – *A farmland Preservation Plan for Washington County* on Dec.  
23 10, 2013, and Amendment 2014-1 of *A Multi-Jurisdictional Comprehensive Plan for Washington*  
24 *County: 2035* on April 15, 2014; and  
25

26 **WHEREAS**, Washington County entered into a contract with SEWRPC in 2016 to assist  
27 the County in updating *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035*;  
28 and  
29

30 **WHEREAS**, Washington Land Use and Planning Committee, in cooperation with the  
31 Multi-Jurisdictional Comprehensive Plan Advisory Committee, the Washington County Technical  
32 Workgroup, the Southeastern Wisconsin Regional Planning Commission, and participating local  
33 governments, has updated the County Comprehensive Plan that meets the requirements set forth  
34 in Section 66.1001 of the Wisconsin Statutes; and  
35

36 **WHEREAS**, copies of the Plan were available for public review in the County Clerk's  
37 Office, the Washington County Planning and Parks Department, at public libraries and on the  
38 County website; and  
39

40 **WHEREAS**, *a Multi-Jurisdictional Comprehensive Plan for Washington County: 2050*  
41 was developed through a multi-jurisdictional planning process in cooperation with 14 participating  
42 local governments; and  
43

44 **WHEREAS**, throughout the development of the Plan, Washington County has solicited  
45 public input consistent with the *Public Participation Plan for Amending A Multi-Jurisdictional*  
46 *Comprehensive Plan for Washington County: 2035*, adopted on January 12, 2010 to ensure the  
47 public had ample opportunity for involvement in the development of the comprehensive plan  
48 update; and  
49

1 WHEREAS, the County conducted a duly noticed public hearing on the Plan Update and  
2 the Land Use and Planning Committee held said public hearing on February 25, 2019, in  
3 accordance with section 66.1001(4)(d) of the Statutes; and  
4

5 WHEREAS, after a well-publicized public information meeting and public hearing, the  
6 Land Use and Planning Committee recommended approval of the Plan Update and adoption by  
7 Ordinance by the County Board of Supervisors;  
8

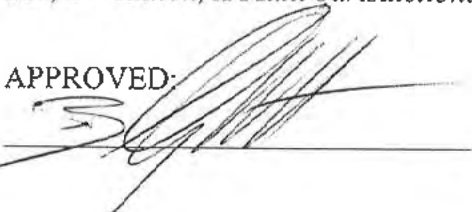
9 NOW, THEREFORE, BE IT RESOLVED by the Washington County Board of  
10 Supervisors that pursuant to Sections 59.69 and 66.1001(4)(b) of the Wisconsin Statutes, that the  
11 comprehensive plan embodied in *SEWRPC Community Assistance Planning Report No. 287, 2<sup>nd</sup>*  
12 *edition, A Multi-Jurisdictional Comprehensive Plan for Washington County: 2050* is hereby  
13 adopted.  
14

15 BE IT FURTHER RESOLVED, that Chapter 21 of the Washington County Code shall  
16 be revised to specifically adopt the Washington County Comprehensive Plan update as referred to  
17 herein.  
18

19  
20 VOTE REQUIREMENT FOR PASSAGE: Majority  
21

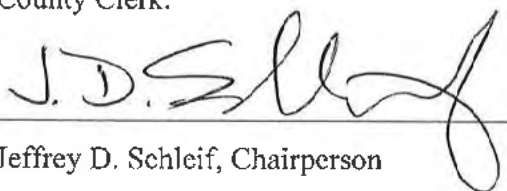
22 RESOLUTION SUMMARY: Adoption of *SEWRPC Community Assistance Planning Report No.*  
23 *287, 2<sup>nd</sup> edition, A Multi-Jurisdictional Comprehensive Plan for Washington County: 2050.*  
24

25 APPROVED:

26   
27 \_\_\_\_\_  
28 Bradley S. Stern, County Attorney

29 Dated 4/12/19  
30

Introduced by members of the LAND USE,  
AND PLANNING COMMITTEE as filed with the  
County Clerk.

31   
32 \_\_\_\_\_  
33 Jeffrey D. Schleif, Chairperson  
34

31 Considered 4/10/19

32 Adopted 4/10/19

33 Ayes 23 Noes 2 Absent 1

34 Voice Vote \_\_\_\_\_  
35

36 (There is no direct fiscal impact from adopting the plan and the plan does not obligate the  
37 County in the future. Since the Plan acts as a guide for the County, any new program requests in  
38 the future will be brought before the Board and its committees and related fiscal impacts  
39 considered at that time.)

**WASHINGTON COUNTY BOARD OF SUPERVISORS ORDINANCE  
ADOPTING THE COMPREHENSIVE PLAN UPDATE**

**APPENDIX J**



1 **WASHINGTON COUNTY, WISCONSIN**

2  
3 Date of enactment: 4/18/19  
4 Date of publication: 4/18/19  
5

6 **2019 ORDINANCE 1**

7  
8 AN ORDINANCE to amend Section 21.09 of the code; relating to: Comprehensive Plan –  
9 Amendment 2019-1 of *A Multi-Jurisdictional Comprehensive Plan for Washington*  
10 *County: 2050 Update.*  
11

12 *The people of the County of Washington, represent in the Board of Supervisors, do ordain as*  
13 *follows:*  
14

15 **SECTION 1.** The County Board, by an enactment of an ordinance, formally adopted the  
16 document titled *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* as the  
17 County Comprehensive Plan on April 15, 2008.  
18

19 **SECTION 2.** Washington County has duly noticed a public hearing on the  
20 Comprehensive Plan Update known as Amendment 2019-1 of *A Multi-Jurisdictional*  
21 *Comprehensive Plan for Washington County: 2050 Update* and the Land Use and Planning  
22 Committee held the public hearing on February 28, 2019, in accordance with §66.1001(4)(d),  
23 Wis. Stats.  
24

25 **SECTION 3.** The Land Use and Planning Committee, by majority vote of the entire  
26 committee at a meeting held on February 25, 2019 recommended to the County Board the  
27 adoption of a Plan Update known as Amendment 2019-1 of *A Multi-Jurisdictional*  
28 *Comprehensive Plan for Washington County: 2050 Update.*  
29

30 **SECTION 4.** The Washington County Board of Supervisors has adopted 2019  
31 Resolution \_\_\_, adopting Amendment 2019-1 of *A Multi-Jurisdictional Comprehensive Plan for*  
32 *Washington County: 2050 Update.*  
33

34 **SECTION 5.** Section 21.09 of the Code is amended to read:

35 **21.09 COMPREHENSIVE PLAN.** (AM 18- ) Washington County Board of  
36 Supervisors formally adopts the document entitled “*SEWRPC Community Assistance Planning*  
37 *Report No. 287, 2nd edition, A Multi-Jurisdictional Comprehensive Plan for Washington County:*  
38 *2050*” as an update to its Comprehensive Plan for Washington County consistent with addressing  
39 the requirements of §66.1001, Wis. Stats.  
40

41 \* \* \*

- 42 • Amendment 2019-1 of *A Multi-Jurisdictional Comprehensive Plan for*  
43 *Washington County: 2050 Update.*  
44

45 **SECTION 6.** The County Clerk is directed to send a copy of this ordinance and the plan  
46 amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.  
47

48 **SECTION 7. EFFECTIVE DATE.** This ordinance shall become effective upon passage  
49 by the Board of Supervisors and publication as provided by law.  
50

